



## 51 Burnside Terrace

Polbeth, EH55 8SU

Offers over £129,950



Located within a popular village setting that is ideal for commuting, this neatly presented 2 bedroom end terraced property offers up an excellent choice for those in search of their first time home. Situated in Burnside Terrace, just a short drive from the A71 that runs through the village, the property is a perfect base for travel in and around the region, with Livingston just a few minutes drive and Edinburgh around a further 20 minutes away. A short walk to West Calder train station provides a further commuting link, whilst young families are well catered for with a range of schooling for all ages found within the area. A further key family attraction is nearby Five Sisters Zoo, which is a perfect day out for visitors of all ages.



Description

The property enjoys 2 identically sized double bedrooms, perfect for a couple or young family looking to enter or move up the market. An open plan living and dining is an ideal space to relax, entertain or host everyday meals with a conservatory to the rear to provide an additional living space. The fitted kitchen is equipped with a range of storage cabinets and space for all of the essential appliances. In addition to the bedrooms on the first floor, there is a shower room with 3 piece suite featuring an electric shower within an enclosure, but this could easily be returned to house a bath if required. Additional storage to meet everyday needs can be found off both hallways, including a large walk-in cupboard off the first floor hall. Gas central heating and double glazing allow further practical comfort, with the windows and exterior doors replaced during our clients ownership. Enclosed garden grounds can be found to both the front and rear, with the chipped rear garden enjoying good sunshine from the afternoon into the evening. Shared parking opportunities can be found on-street to the front, with the property only a short walk from the local amenities.

Location

The village of Polbeth is conveniently situated along the A71 and thus offers excellent transport links for the commuter. A nearby rail station in West Calder offers a regular service in either direction to Edinburgh and Glasgow. Everyday services are on offer in Polbeth including a nursery, primary school and a grocery store. A more comprehensive range of schooling and other amenities can be found in nearby West Calder and Livingston.

Living Room / Dining Room 21'2" x 11'2" (6.47m x 3.42m)

Kitchen 10'4" x 9'1" (3.15m x 2.78m)

Conservatory 12'5" x 8'10" (3.81m x 2.71m)

Bedroom 1 12'2" x 10'4" (3.73m x 3.16m)

Bedroom 2 12'2" x 10'4" (3.73m x 3.15m)

Shower Room 6'2" x 5'9" (1.89m x 1.77m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and garden shed included in the sale. Any other items are available by separate negotiation.

Key Info

Home Report Valuation: £130,000  
Total Floor Area: 76m2 (820 ft2)  
Construction Type: Non-Traditional Cruden Skarne  
Parking: On-Street  
Heating System: Gas  
Council Tax: A - £1410.56 per year  
EPC: D

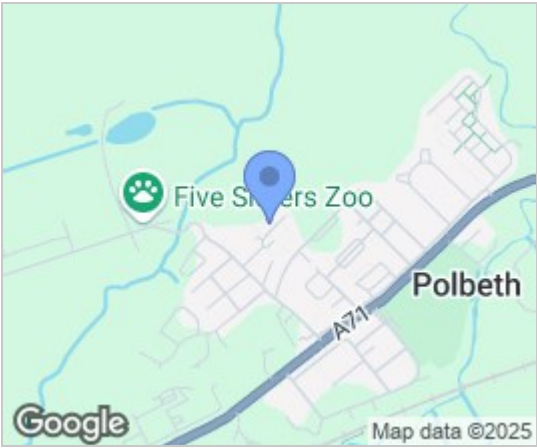
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Area Map



Floor Plans



Energy Efficiency Graph

