39 Polkemmet Road

Whitburn, EH47 0NY

Offers over £158,000

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Perfectly suited to first-time buyers and growing families, this attractive 3 bedroom mid-terraced property on Polkemmet Road offers comfort, convenience and an excellent base in a popular part of Whitburn. The property enjoys a fantastic location that is just minutes from the nearby M8 junction, making it ideal for commuters traveling to Edinburgh or Glasgow. A range of local amenities, shops, and food outlets are close at hand, while well-regarded primary schools are within easy walking distance, providing everything you need for family life right on your doorstep.

Description

Inside, the home offers bright and welcoming accommodation throughout that is ready for the new owner to move in with ease. The spacious living room provides a perfect setting for relaxing or entertaining, while the modern fitted kitchen boasts generous storage, quality finishes, integrated appliances and direct access to the private, enclosed rear garden that is ideal for children to play safely or for enjoying summer barbecues. Upstairs, you'll find 3 well-proportioned bedrooms, offering flexibility for family living, home working, or guest space, along with a stylish family bathroom featuring a contemporary 3 piece suite. The property also benefits from gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Externally, the front and rear gardens are easy to maintain and there is ample on-street parking available nearby with the front garden laid to mono-block with ramped access to allow off-street parking potential.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Living Room 18'0" x 9'7" (5.50m x 2.93m)

Kitchen 13'3" x 11'4" (4.04m x 3.46m)

Bedroom 1 11'5" x 9'0" (3.49m x 2.75m)

Bedroom 2 12'4" x 8'5" (3.78m x 2.59m)

Bedroom 3 9'4" x 5'6" (2.86m x 1.68m)

Bathroom 8'5" x 4'11" (2.58m x 1.51m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and American fridge-freezer included in the sale.

Key Info

Home Report Valuation: £160,000
Total Floor Area: 73m2 (790 ft2)
Parking: On-Street
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: C

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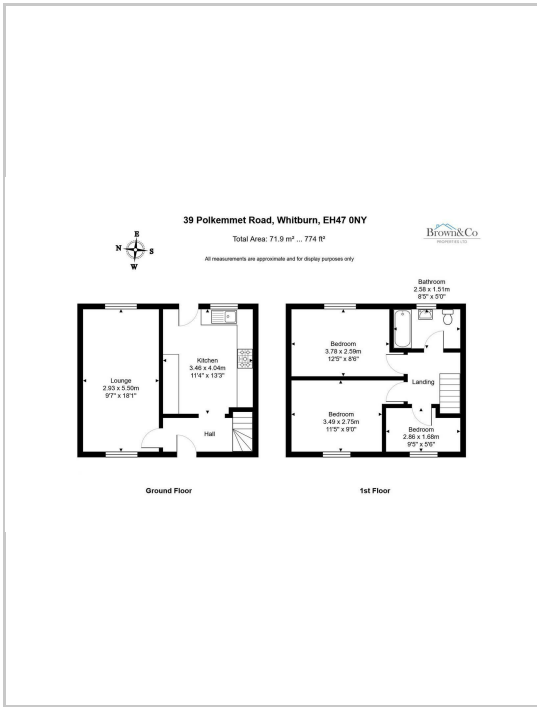
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Area Map

Floor Plans

Energy Efficiency Graph