



57 Kepscaith Road

Whitburn, EH47 8JD

Offers over £200,000



Situated within a sought after residential area of Whitburn that is perfect for families, this extended 3 bedroom semi-detached property is brought to the market with no onward chain giving the new owner comfort they can move with ease. Kepscaith Road is part of an established private development on the southern edge of the town, but conveniently linked with footpaths to provide easy access to nearby Croftmalloch Primary, a choice of supermarkets and the town centre. Commuters can be on the M8 motorway within minutes drive from the property, with Whitburn enjoying an equi-distant position to Edinburgh and Glasgow. The exciting Heartlands development has continued to bring a host of national brands to the town, complimenting the existing offering within the traditional Main Street. Polkemmet Country Park and various other walking and cycling routes are perfect for buyers keen to get outdoors and explore.



Description

Comprising over 1000 sqft of accommodation, the property enjoys an extension to the rear that provides a generous dining kitchen, perfect for daily meals or hosting friends and family. A range of storage cabinets are ideal for everyday items, whilst a handy selection of appliances will remain as a part of the sale. Patio doors lead out to the rear garden terrace, where summer BBQ's and alfresco dining can be enjoyed. The living room is a comfortable space for everyday relaxing, boasting a spacious L shape that allows for a range of soft furnishings. The upper level features the 3 good sized bedrooms, all capable of holding a double bed and serving as a suitable space for a growing family or meeting the needs of home working requirements. A bathroom features a 3 piece suite and electric shower above the bath. Gas central heating and double glazing offer further practical comfort throughout, with the combi boiler regularly maintained under a service agreement. Externally, a driveway allows off-street parking for a handful of vehicles, with a detached garage allowing additional parking space or possible use as a workshop for those in a trade. The rear is conveniently landscaped for easy maintenance, allowing all to enjoy the sunny weather. A short walk leads to a childrens playpark, with woodland walking routes meandering around Blaeberryhill Park to the rear.

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.

Extras

All blinds, light fittings, floor coverings included in the sale - we also have a list from the owner of additional items that can remain and are available on request.

Living Room 25'11" x 12'4" (7.90m x 3.78m)

Kitchen / Dining Room 20'8" x 15'11" (6.31m x 4.86m)

Bedroom 1 12'5" x 9'3" (3.79m x 2.83m)

Bedroom 2 14'0" x 9'3" (4.28m x 2.83m)

Bedroom 3 10'5" x 6'7" (3.20m x 2.03m)

Bathroom 6'7" x 6'5" (2.03m x 1.97m)

Key Info

Home Report Valuation: £205,000

Total Floor Area: 95m2 (1025 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: D

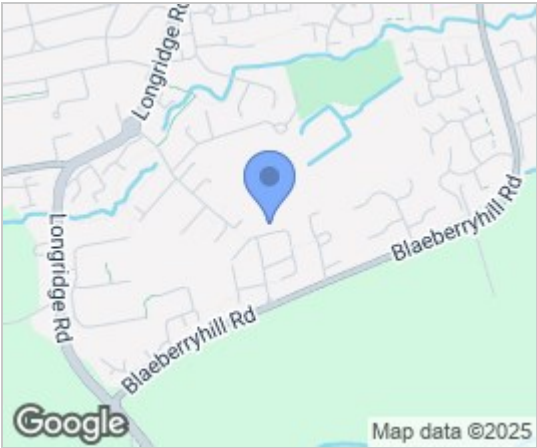
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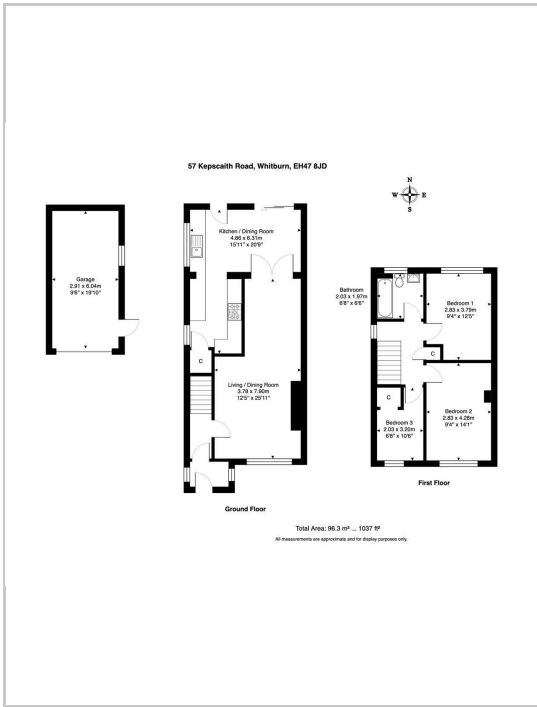
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Area Map



Floor Plans



Energy Efficiency Graph

