



1 Pretoria Cottages, Redmill View

, East Whitburn, EH47 0JS

Offers over £250,000



We are delighted to present to the market this rarely available and extended semi-detached cottage, set within a quiet location in the sought after village of East Whitburn. 1 Pretoria Cottages lies close to the centre of the village and dates to the early 1900's, offering deceptively spacious accommodation that is perfect for a growing family. East Whitburn enjoys a convenient position for commuters throughout central Scotland, with equidistant travel to Edinburgh and Glasgow well catered for via junction 4 of the M8, with a train station found in nearby Armadale. The property enjoys a peaceful setting for those keen to explore the outdoors, with play park nearby and easy access to Whitrigg Community Woodland that has been a valued open space for the local residents to enjoy.



Description

Providing over 1300ft² of accommodation across two levels, the property is a generous home that is sure to appeal to a range of buyer requirements. An attic conversion undertaken in 2005 has provided a spacious double bedroom, WC compartment and an additional single room or nursery that provides an excellent master suite or space for a teenager to escape to. The ground floor offers a further three bedrooms, providing flexibility for a large family, live-in relative or office area for those looking to work from home. The sizeable main living room is a comfortable space to relax and unwind, with the addition of a conservatory at the rear providing an additional everyday living area. The fitted kitchen includes a range of wall and base storage cabinets with a range of appliances that will remain as part of the sale. Gas central heating and double glazing are further key features, whilst the property is enhanced with solar panels to the rear roof projection that offer supplementary electricity and provide a quarterly income stream. Impressive garden grounds to the front, side and rear includes parking space for up to six cars to the front, with a gated driveway to the side leading to a detached single garage that is great for storage purposes. The south facing rear garden is fitted with a monoblock patio area and bedding plants, offering a great space to enjoy the sunshine throughout the day.

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

Entrance Hall 19'5" x 5'4" (5.94m x 1.65m)

Living Room 16'0" x 14'9" (4.89m x 4.51m)

Kitchen 15'3" x 11'5" (4.67m x 3.50m)

WC 5'10" x 5'4" (1.78m x 1.63m)

Conservatory 9'5" x 9'5" (2.89m x 2.88m)

Bedroom 1 18'2" x 15'0" (5.56m x 4.58m)

Bedroom 2 12'0" x 11'6" (3.68m x 3.52m)

Bedroom 3 12'0" x 8'5" (3.67m x 2.58m)

Bedroom 4 12'0" x 7'2" (3.67m x 2.20m)

Bedroom 5 15'0" x 8'1" (4.58m x 2.48m)

Shower Room 8'0" x 5'6" (2.44m x 1.69m)

Key Info

Home Report Valuation: £250,000

Total Floor Area: 122m² (1315 ft²)

Heating System: Gas

Council Tax: C - £1472.53 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

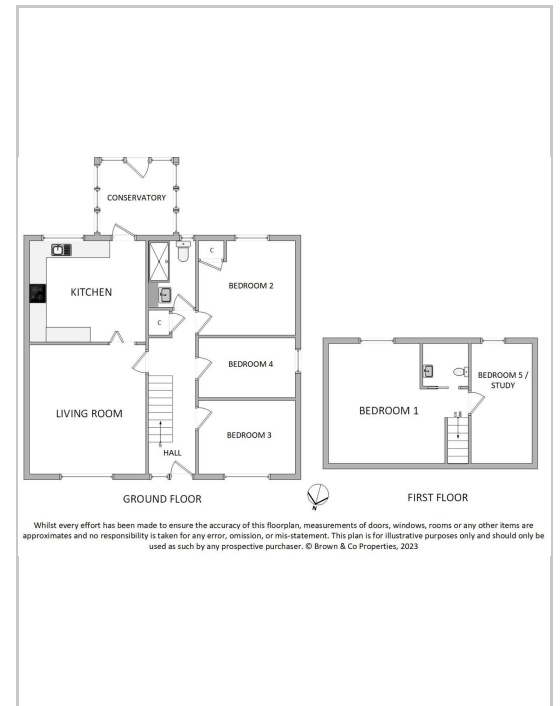
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Area Map



Floor Plans



Energy Efficiency Graph

