



## 22 Dixon Court

Whitburn, EH47 0PW

Offers over £219,995



\*\*\*CLOSING DATE: FRI 13TH JUNE AT 12 NOON\*\*\* Situated within this sought after residential location in Whitburn, we are delighted to present to the market this generous 3 bedroom semi-detached property that poses a great option for a growing family. Dixon Court is a private development of 32 homes by local developer M&M Homes, with this particular property completed in 2006. The location is perfect for a commuting family, with a choice of primary schools found nearby in short walking distance alongside easy access to the M8 motorway to make commuting a breeze throughout the central belt. Great walking routes surround the street, with the popular "Town Walk" running the length of the town and leading to much loved Polkemmet Country Park which is a wonderful local attraction for all the family to spend time.



Description

One of only 2 semi's within the street, the property comprises a generous footprint of almost 1200 sqft, providing great space for a family to grow or to entertain guests and friends. A spacious main living room runs open plan into a dining room and kitchen, offering a perfect space to relax or host everyday meals. A separate utility room is ideal for laundry requirements, with door out to the side well suited to those with a pet. On the upper level are the 3 well-proportioned bedrooms, all enhanced by fitted storage to perfectly assist with daily essentials. Additional storage space can be found via cupboards on both hallways and via the partially floored attic area, conveniently accessed by drop-down ladder. The master bedroom features an en-suite shower room, whilst a family bathroom with 3 piece suite can also be found. A ground floor WC off the main entrance hallway provides everyday convenience. Gas central heating and double glazing allow further practical comfort, with the combi boiler replaced in 2024. Externally there is a driveway to the front to allow off-street parking, with additional visitor parking found opposite the property. To the rear is an enclosed garden with shed, set with a chipped area for easy maintenance and a slabbed patio for soaking up the sunny weather.

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 17'9" x 12'11" (5.42m x 3.95m)

Dining Room 9'8" x 9'7" (2.95m x 2.94m)

Kitchen 9'8" x 9'4" (2.95m x 2.85m)

Utility Room 9'0" x 6'0" (2.75m x 1.84m)

Bedroom 1 13'4" x 10'1" (4.07m x 3.09m)

En-Suite 7'4" x 5'4" (2.26m x 1.63m)

Bedroom 2 9'8" x 9'1" (2.95m x 2.78m)

Bedroom 3 10'1" x 8'2" (3.09m x 2.51m)

Bathroom 6'7" x 5'10" (2.02m x 1.78m)

Extras

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

Key Info

Home Report Valuation: £220,000

Total Floor Area: 110m2 (1185 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: E- £2724.94 per year

EPC: C

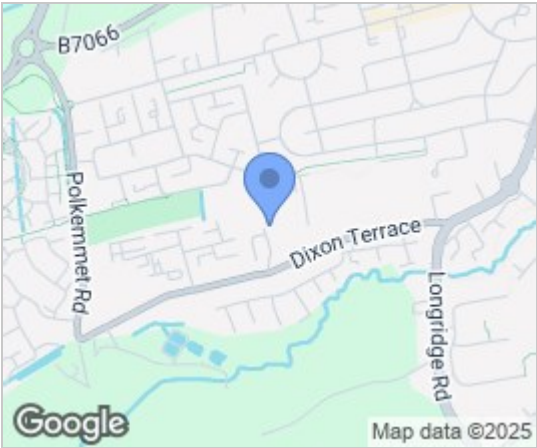
Disclaimer

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 independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website [www.browncoproperties.co.uk](http://www.browncoproperties.co.uk). A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

