

Offers In Region Of £205,000



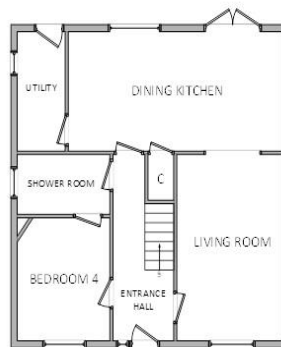
4 West Benhar Road

Eastfield, Harthill, ML7 5PB

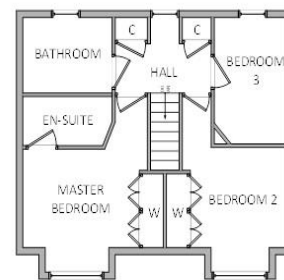
This surprisingly spacious detached property offers an excellent home for the family to grow into and provides flexible accommodation to suit a variety of needs. Situated within the Eastfield area at the west of Harthill, the modern self-build was completed in 2006 and benefits from being minutes drive from the M8 connection in the town. Everyday amenities and schooling can be found in the town itself, with nearby Whitburn and Shotts offering further education and recreational amenities.

The one and a half storey home offers a bedroom on the ground floor and three on the upper level, with the ground floor bedroom featuring access to a shower room and allowing potential use as an annexe for an older relative or teenager. An open plan kitchen diner leads to the main living room, with the fitted kitchen complemented by an additional utility area. The three remaining bedrooms are all doubles, with fitted wardrobes available in the larger two and a further en-suite shower room to the master. A stylish family bathroom features a contemporary three piece suite. Gas central heating and double glazing are installed throughout, with a new boiler installed in 2019. Ample off-road parking options are available in the driveway, with a single car garage at the rear. The private west facing back garden allows a perfect space to unwind and enjoy the sunny weather.





GROUND FLOOR



FIRST FLOOR

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

The village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a chemist. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway and nearby rail stations in Armadale and Shotts. A park and ride bus service offers further transport links to surrounding areas.

Entrance hall: 5.48m x 2.01m (18'0" x 6'7")

Living room: 5.48m x 3.40m (18'0" x 11'2")

Kitchen: 6.73m x 3.22m (22'1" x 10'7")

Utility room: 3.24m x 1.61m (10'8" x 5'3")

Shower room: 2.86m x 1.81m (9'5" x 5'11")

Upper hall: 3.06m x 2.21m (10'0" x 7'3")

Bedroom 1: 4.26m x 3.89m (14'0" x 12'9")

En-Suite: 2.78m x 1.36m (9'1" x 4'6")

Bedroom 2: 4.30m x 3.40m (14'1" x 11'2")

Bedroom 3: 3.64m x 2.40m (11'11" x 7'10")

Bedroom 4: 3.53m x 2.86m (11'7" x 9'4")

Bathroom: 2.77m x 2.20m (9'1" x 7'3")

Home Report Valuation: £210,000

Total Floor Area: 132m²

Council Tax: E - £2152.28 per year

EPC: C

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.brownandcoproperties.co.uk. A copy of the home report can also be downloaded directly from the relevant property page of our site. A virtual tour is also available online and should be viewed in the first instance prior to arranging an in-person viewing.

Early internal viewing is recommended. Viewings are only available at this property Fri-Mon 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.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximate, taken at their widest point and act as a guide only. No appliances have been tested and prospective purchasers are encouraged to carry out their own inspection.

Brown & Co Properties

17 Market Place, Whitburn, EH47 0EU

t. 01501 741222 f. 01501 741800 w. www.brownandcoproperties.co.uk