



2 BEDROOM SEMI-DETACHED VILLA

66 STEWART DRIVE, WHITBURN, WEST LOTHIAN EH47 0EW

Sneddon Morrison Estate Agents are delighted to offer this well presented two bed semi-detached villa to the open market. Situated in a quiet area of Whitburn, close to West Main Street, the property will make an excellent home for the discerning buyer and it is well located for access to local amenities and public transport. Comprising:

- Hallway
- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Gardens to Front & Rear

The town of Whitburn is situated between Glasgow and Edinburgh (some 25 miles each way) and is close to the M8 motorway network, making this an ideal commuter base for both cities. Within the town itself, there are a good selection of local shopping and banking facilities and two primary schools and a secondary school of good repute. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, cafe, and play area. The nearby town of Livingston offers a wider variety of shopping with the Livingston Centre and Designer Outlets.

HALLWAY

Entry to the property is gained via a PVCU/glazed door into the hallway, which has carpet to the floor and a wall-mounted radiator. From the hallway, access is gained to the lounge and the carpeted staircase to the upper level, which in turn provides access to the two bedrooms, shower room and loft space.

LOUNGE

4.42m x 4.05m or (14' 6" x 13' 3")

The lounge is a bright & airy room with a window to the front overlooking the street area. There is carpet to the floor, a wall-mounted radiator, TV point, telephone point and ample power points. The room further benefits from a feature fireplace, coving to the ceiling and a storage cupboard, which houses the electricity meter and fuse box.



KITCHEN

2.19m x 4.05m or (7' 2" x 13' 3")

Set to the rear of the property, the modern kitchen has ample base and wall units with coordinated worktops, a stainless steel sink with drainer and splash back tiles. The kitchen also benefits from a full range of integrated/freestanding appliances and quality flooring. There is a rear inner hall, which has a storage cupboard and a PVCU/glazed door, which provides access to the rear garden.



BEDROOM 1

3.08m x 4.08m or (10' 1" x 13' 5")

Situated to the front of the property this spacious double bedroom has carpet to the floor, a wall-mounted radiator and ample power points. The room further benefits from coving to the ceiling and a large storage cupboard, which houses the boiler



BEDROOM 2

3.55m x 3.06m or (11' 8" x 10')

Situated to the rear of the property this double bedroom has a window, which overlooks the garden. The room has carpet to the floor, a wall-mounted radiator, ample power points and coving to the ceiling.



SHOWER ROOM

1.68m x 1.87m or (5' 6" x 6' 2")

With an opaque window to the rear allowing volumes of natural light, the contemporary shower room consists of a WC, a wash hand basin with a half pedestal and double shower cubicle with mains shower. The walls are lined with Perspex panels and there are spotlights to the ceiling.



GARDEN

The front garden, which is of low maintenance, has a paved pathway to and around the side of the property and an area laid with decorative stone chips. The rear garden has a small paved patio area and an area of lawn. There is a garden shed and small summer house, which are included in the sale. Both gardens are enclosed by timber fencing.



EXTRAS

Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

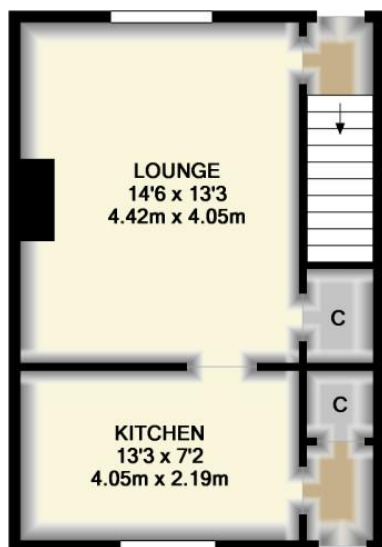
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.

Thinking of Selling?

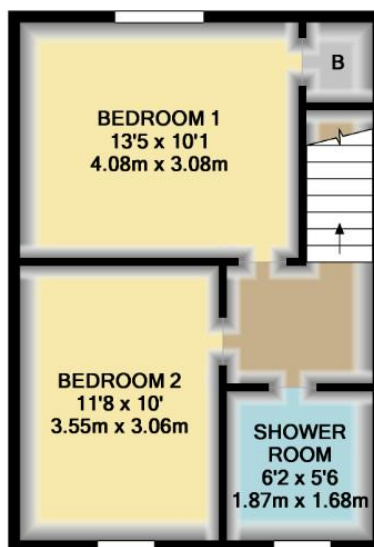
We would be happy to provide you with a **FREE** market appraisal of your home at your convenience.

For your **FREE** Valuation please call

01501 740 345



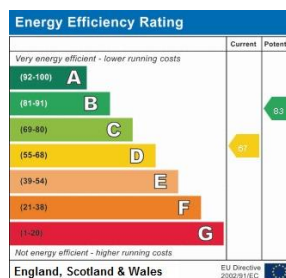
GROUND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



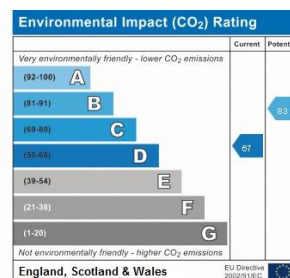
1ST FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Address:
66 Albion Drive Whitburn X11 05L (From EH47 0EW)



IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer