



**53 Kirk Brae**  
**Longridge EH47 8AH**  
**Offers Over £125,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 53 Kirk Brae

Longridge EH47 8AH

An excellent first time buy or downsizing property is offered from this well presented end terraced villa, that enjoys an attractive location and open countryside to the east side. It is well placed for local school, shops, amenities and public transport. Recently, it has undergone some upgrading, including attractive new kitchen and fresh carpeting to many rooms. All rooms are well proportioned and there are many extras including wardrobe units and some bedroom furniture. Good size gardens to front and rear. New shed. Nearby towns including Whitburn are within easy reach and there is swift access to many areas for the commuter via A71 and M8. Early viewing advised.

- **Entrance hall/large storage cupboard**
- **Spacious and bright lounge/dining**
- **Modern recently fitted kitchen**
- **Two double bedrooms/wardrobe units**
- **Bathroom (shower over bath)**
- **GCH & DG**
- **Good size gardens**
- **Countryside aspects to east side**
- **On street parking close by**
- **Council Tax Band A**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)

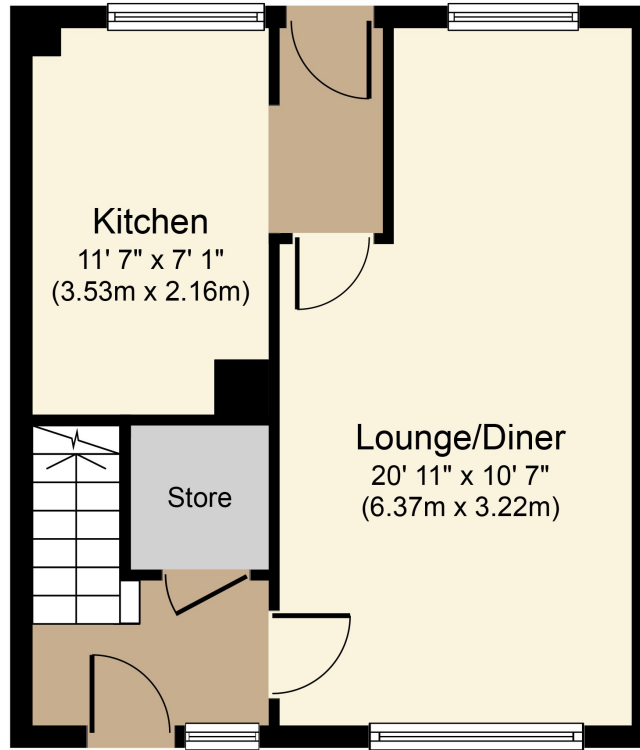




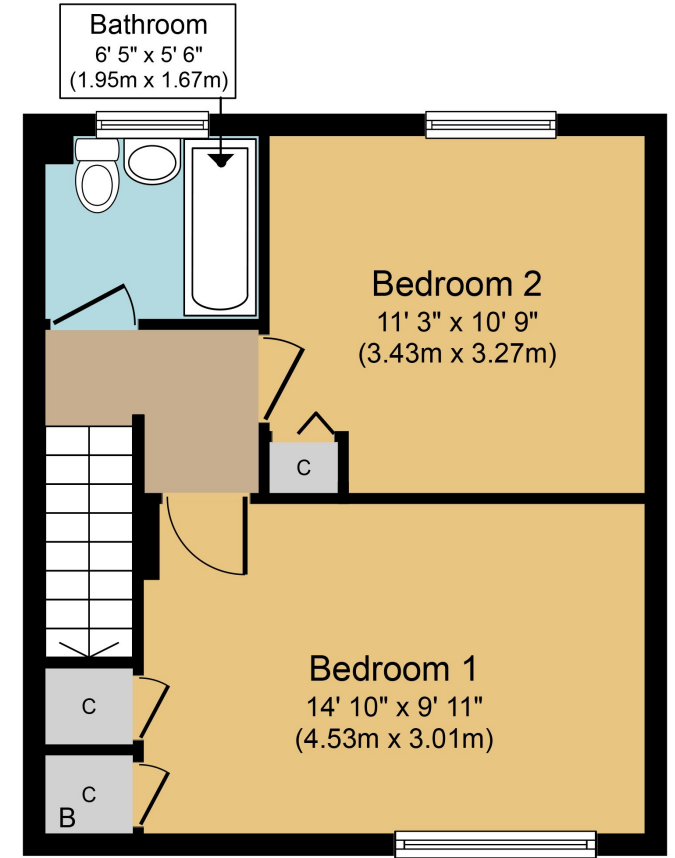
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# 53 Kirk Brae



**Ground Floor**



**First Floor**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.