



18 Chapelton Avenue, Polbeth

Offers Over £115,000



18 Chapelton Avenue

Polbeth

Nestled within a quiet, friendly pocket of Polbeth, this three-bedroom semi-detached home delivers impressive space, superb outdoor areas and an abundance of storage - all wrapped up in a property full of exciting potential. Inside, you'll find bright, generous rooms including a spacious lounge and a well-laid-out kitchen. With a west-facing garden, multi-car driveway and detached garage, it's a fantastic opportunity for buyers looking to personalise a property and make it uniquely their own.

Upon entering, you are welcomed by a bright and airy hallway enhanced by a full-length window, filling the space with natural light. A useful storage cupboard is also located here. The spacious lounge enjoys dual-aspect windows, creating a warm, inviting atmosphere, and features an electric fireplace as a central focal point. From here, you can access the kitchen, which offers ample cabinetry and space for freestanding appliances, along with direct access to the rear garden.

Completing the ground floor is a generously sized wet room, fitted with a shower, neutral tiling and further built-in storage.



Upstairs, the property offers three well-proportioned bedrooms. Bedroom one enjoys a large window, overhead storage and neutral décor, creating a bright and calming space. Bedroom two is a generous double featuring fitted wardrobes, while bedroom three, currently set up with a single bed and built-in storage, could easily accommodate a double if preferred. Externally, the west-facing rear garden offers a wonderful outdoor space, complete with a generous lawn and monoblocking that seamlessly links to the front driveway and detached garage.

This home presents a fantastic chance for buyers to put their own stamp on a property with excellent space, great natural light and huge potential. Ideally located close to local schooling, amenities and scenic walking routes, it's a superb option for first-time buyers, families and anyone looking for a home they can truly make their own.

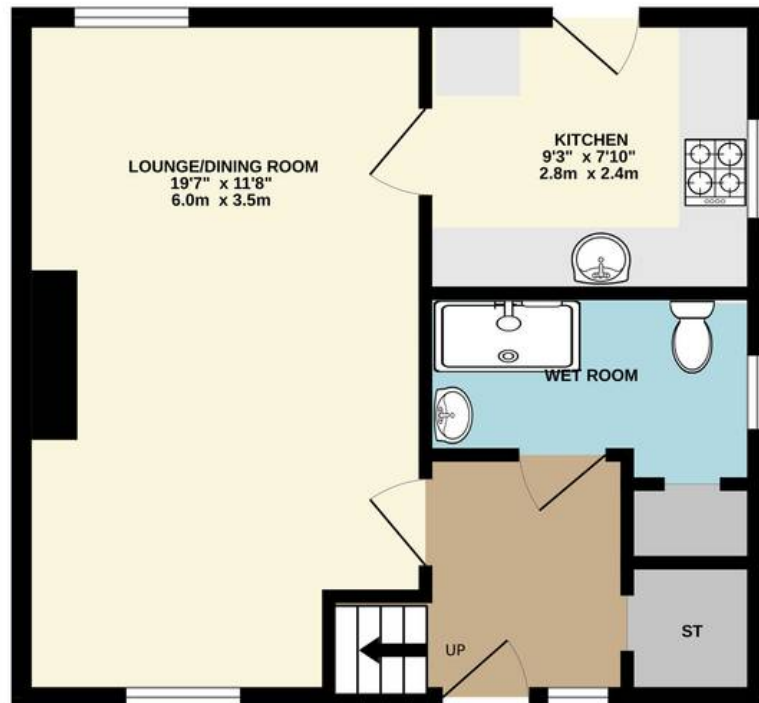
Council Tax band: B

Tenure: Freehold

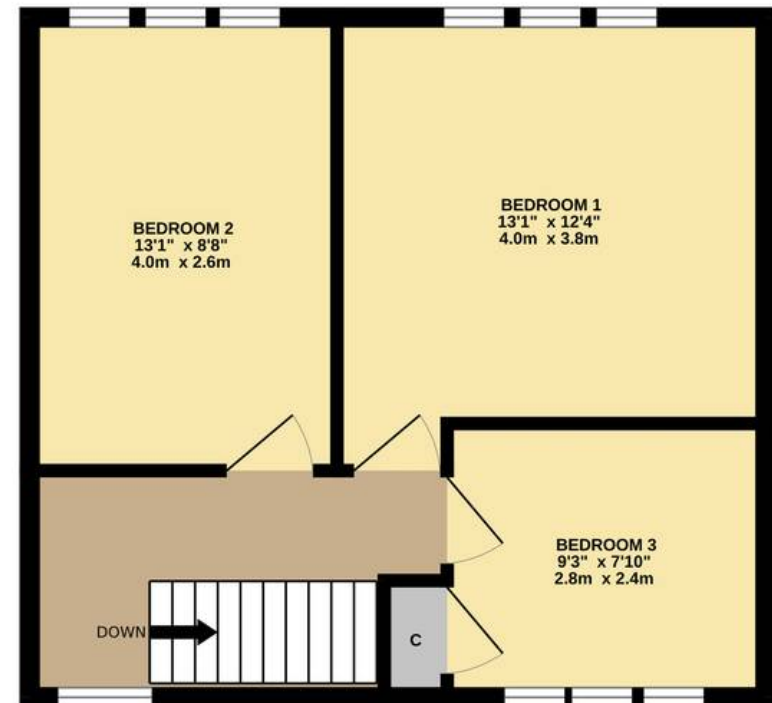




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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