



53 Polkemmet Road, Whitburn

Offers Over £135,000



53 Polkemmet Road

Whitburn

This beautifully presented two-bedroom terraced home offers bright, modern living throughout, with a spacious layout and well-designed rooms perfectly suited to contemporary lifestyles.

Upon entering the property, you are welcomed into a bright and modern hallway featuring stylish tiled flooring. The hall includes a useful under-stair storage cupboard and the staircase to the first floor. The tiled flooring continues seamlessly into the kitchen, enhancing the sense of flow and cohesion between the ground-floor spaces.

The kitchen itself is a fantastic size, offering excellent workspace and room for all essential appliances, including a dishwasher, washing machine, and fridge freezer. There is also space to accommodate a dining table if desired. A rear door from the kitchen provides direct access to the garden, adding convenience for outdoor dining or everyday use.

From the kitchen, you move into the spacious living room, a bright, airy, and modern space ideal for both relaxation and entertaining. The room is generously proportioned and comfortably accommodates a seating area as well as space for a dining table for four.



Upstairs, the property features two generously sized bedrooms along with a versatile box room.

- The master bedroom is exceptionally spacious, currently hosting a super-king-size bed with additional freestanding furniture. Its large window allows plenty of natural light and contributes to its modern, welcoming feel.
- Bedroom Two is also bright and airy, comfortably fits a double bed, and benefits from fitted wardrobes that offer excellent built-in storage.
- The box room provides useful additional space that can serve perfectly as storage or a compact study.

Completing the upper floor is the modern family bathroom, fitted with a bath and overhead shower. Decorated with attractive grey tiles, this fresh and contemporary room offers a bright and practical space for everyday use.

Externally, the rear garden has been designed for low maintenance, featuring quality astroturf and monoblock paving. From the garden, you have direct access to the private rear parking area, which offers driveway space for two cars, a highly desirable feature for a terraced home.

This stylish and well-laid-out property offers modern finishes, generous room sizes, and fantastic practicality throughout, making it an excellent choice for a wide range of buyers.

Council Tax band: B

Tenure: Freehold

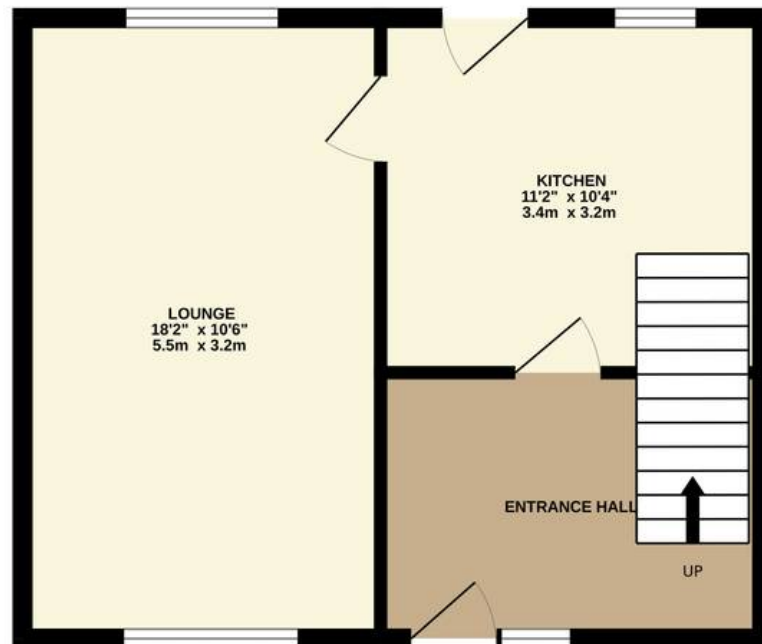
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

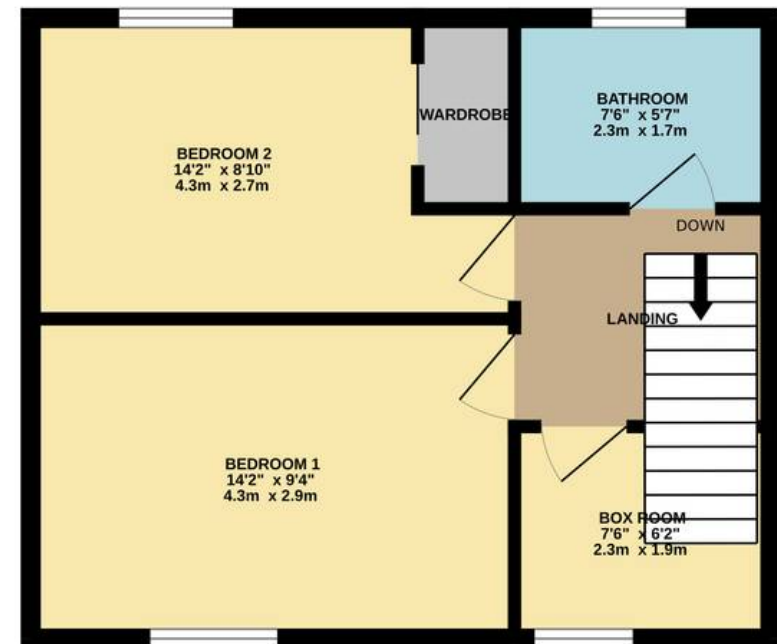




GROUND FLOOR



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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