



26 West Benhar Road

Harthill, ML7 5PB

Offers over £160,000



Offering accommodation perfectly suited to families taking their first or next step on the property ladder, this extensively updated 3 bedroom semi-detached property in Harthill is a welcoming home packed full of key features for the new owner to enjoy. Located on West Benhar Road in the Eastfield area of the village, the property is within short driving distance of the M8 motorway junction to perfectly assist commuters traveling throughout the central belt. A park and ride bus service in the area provides an additional commuting link, with rail connections found in neighbouring Shotts and Blackridge. Everyday amenities and a primary school can be found locally, whilst the Heartlands development and Polkemmet Country Park to the east offer a range of shopping and recreational pursuits.



Client Comments

"I love my house and my neighbours, they are lovely people, it is a very quiet area. My house is warm and cosy you don't need the temperature high on the hive. My radiators are balanced perfectly and everyone loves how warm my house is especially in the winter. I love my big livingroom and kitchen, I just wrapped the kitchen in 2023 and it's perfect for hosting tea parties.

Description

Comprising over 1000 sqft of accommodation, the property is a spacious home providing room for a family to grow. Full of bright, tasteful decor, the property is ready for the new owner to move in and enjoy with a number of key upgrades carried out in recent years offering peace of mind for the new owner. A spacious main living room is a comfortable room to relax, unwind or entertain friends and family gatherings. The fitted kitchen to the rear provides a range of storage ideal for daily needs, with ample space for a table to accommodate daily meals. The 3 piece bathroom is to the ground floor off the entrance hall, with fully tiled walls easy to maintain. Upstairs, there are 3 well-proportioned double bedrooms that offer room for family or home working arrangements. Good storage throughout includes a handful of cupboards whilst the attic area is floored and lined to offer excellent storage potential. The double glazing was renewed in 2020 whilst gas central heating from an annually serviced boiler aids to the home's cosy and warm feel, with smart Hive heating controls for daily efficiency.

In 2024 the building exterior was upgraded with a new roof and harled render finish, with transferable 10 year warranty passing on to the new owner. Excellent off-street parking space is ideal for buyers with a couple of vehicles, with the monoblock paving extending round to the rear of the building. The rear garden offers a practical space for all the family to enjoy, whether it is children playing or enjoying the summer weather.

Location

Located in "The Heart Of Scotland", the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. 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 with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Entrance 7'0" x 6'5" (2.14m x 1.96m)

Living Room 16'0" x 10'11" (4.88m x 3.34m)

Kitchen 16'11" x 8'7" (5.16m x 2.62m)

Upper Hallway 10'7" x 9'0" (3.25m x 2.76m)

Bedroom 1 13'7" x 11'0" (4.15m x 3.36m)

Bedroom 2 12'10" x 8'7" (3.93m x 2.63m)

Bedroom 3 10'9" x 8'10" (3.28m x 2.70m)

Bathroom 6'3" x 4'10" (1.92m x 1.49m)

Extras

All blinds, curtain poles, floor coverings, living room light, HIVE heating controls and integrated appliances included. Fridge and garden playhouse are negotiable if desired.

Key Info

Home Report Valuation: £165,000

Total Floor Area: 94m² (1015 ft²)

What3words: ///lonely.jots.backswing

Parking: Driveway

Heating System: Gas

Council Tax: A - £1471.25 per year

EPC: D

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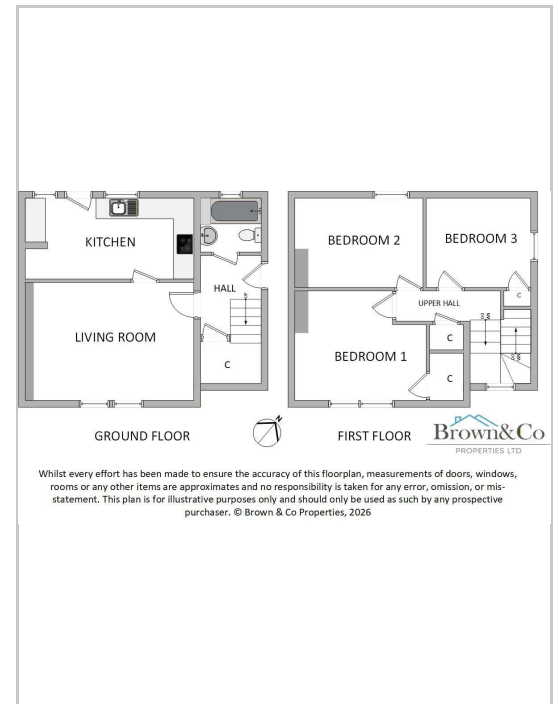
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Area Map



Floor Plans



Energy Efficiency Graph

