



12 Rigghouse View
Whitburn EH47 0SE
Offers Over £210,000

Caesar & Howie
Solicitors & Estate Agents



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Early viewing is highly recommended of this well presented and popular style end terraced villa, situated in the sought after Heartlands development. It enjoys a prime position with enclosed sunny rear garden and open outlook to front. The accommodation is in walk-in condition and finished in bright neutral décor. The location has easy access to local shops and amenities, public transport and swift access to M8 Jnct 4A for commuting. Primary and secondary schooling is within easy reach and Whitburn town centre offers an abundance of shopping, leisure and amenities. Chain free.

- **Entrance hall & W.C.**
- **Spacious lounge/dining**
- **Fitted kitchen**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Enclosed garden**
- **Allocated parking space**
- **Council Tax Band D**
- **Extras included**

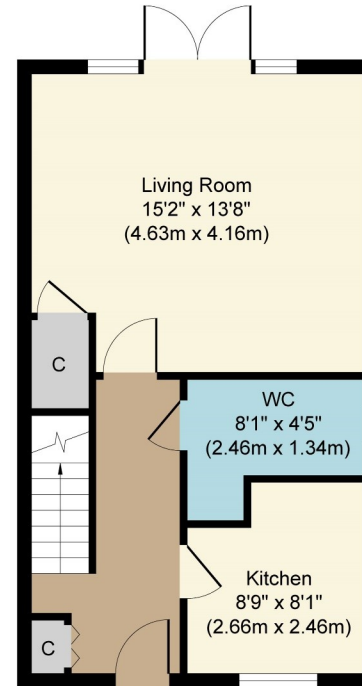


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

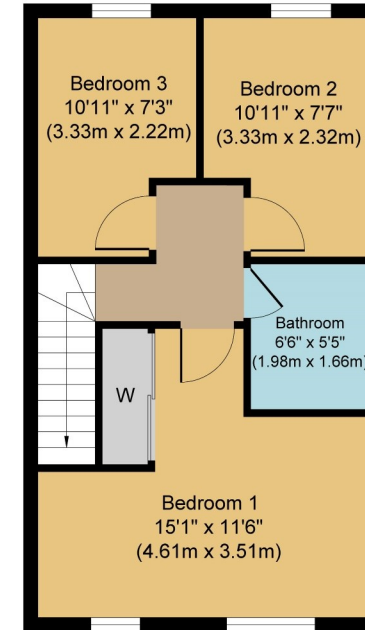


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Ground Floor
Approximate Floor Area
417 sq. ft
(38.70 sq. m)



First Floor
Approximate Floor Area
416 sq. ft
(38.70 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. 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.

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