



8 Burnside Lane

Polbeth, West Calder, EH55 8TD

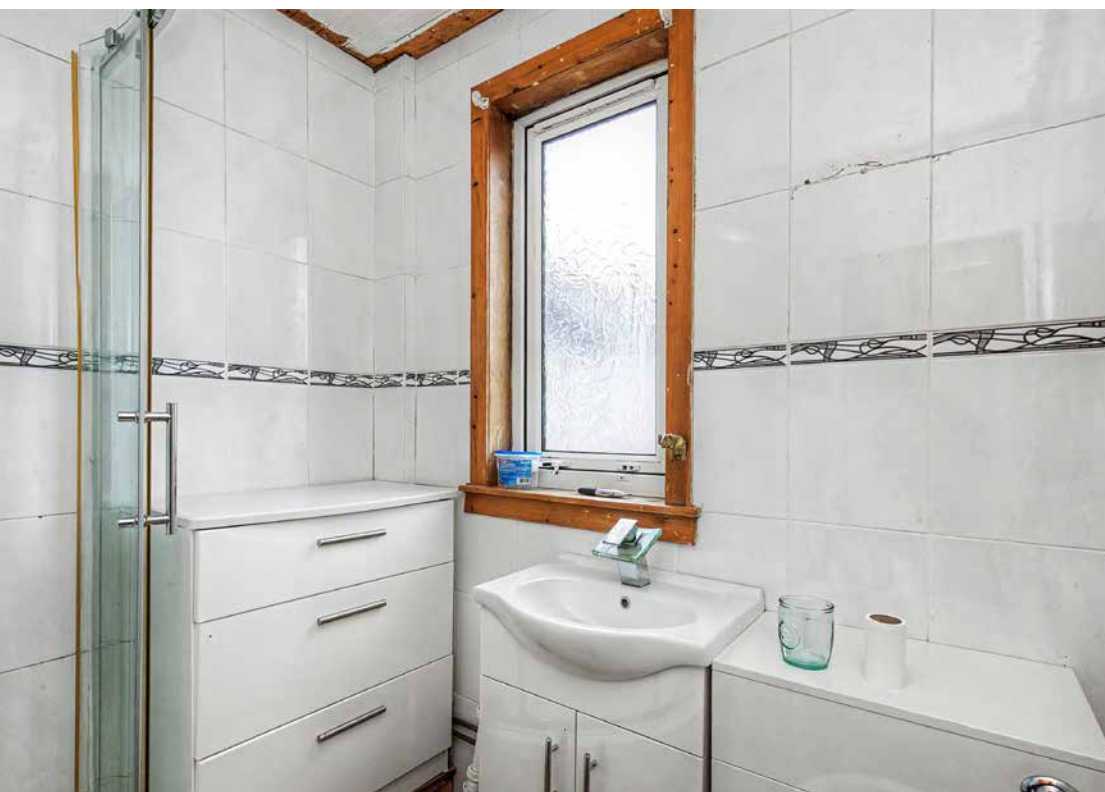


This two-bedroom end-of-terrace home in Polbeth forms part of an established residential development and is best suited to buyers looking for a full renovation project. The property requires full refurbishment, providing a blank canvas with excellent potential for improvement. The accommodation includes an entrance hall with a stairwell, a dual-aspect living and dining room with a fireplace and French doors, and a separate kitchen that would benefit from complete modernisation. Upstairs, there are two double bedrooms, one with a built-in wardrobe, along with a three-piece shower room. In addition, a floored attic room provides further flexible space, subject to works. Externally, the property benefits from large private gardens and a driveway for off-street parking, although these areas also require attention. With gas central heating and double glazing in place, this property represents a project opportunity for investors or buyers seeking to renovate and add value.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Property Features

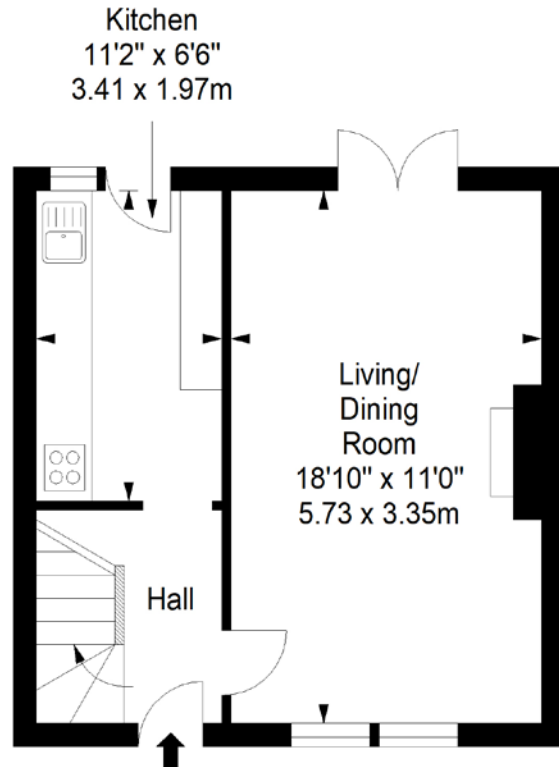
- End of Terrace house in Polbeth
- Part of an established residential development
- Excellent opportunity for cosmetic upgrades and refurbishment
- Entrance hall with stairwell
- Sunny dual-aspect living/dining room with fireplace and French doors
- Well-appointed kitchen
- Two double bedrooms (one with a built-in wardrobe)
- Versatile floored attic room
- Three-piece shower room
- Private gardens
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan

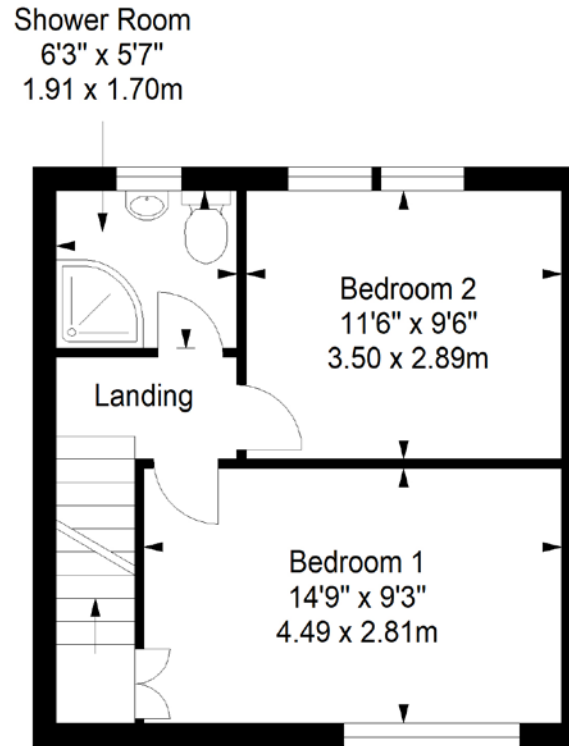
Ground Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



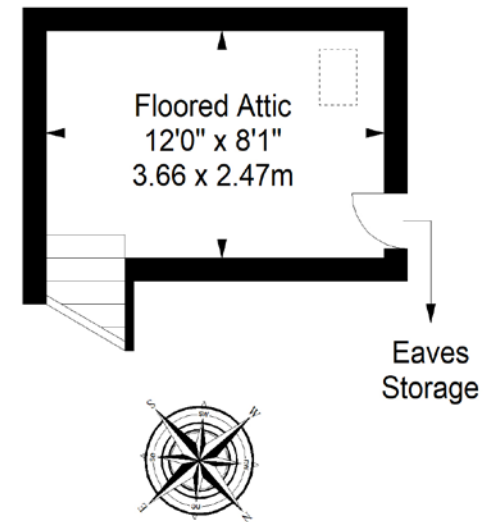
First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



Attic

Approx. 9.6 sq. metres (103.3 sq. feet)



Total area: approx. 72.2 sq. metres (777.1 sq. feet)

All Enquiries to our Property Department:

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14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106