



18 Turnhigh Road

Whitburn, EH47 8HX

Offers over £170,000



Set within a popular area of Whitburn and boasting versatile accommodation that would make for a perfect family home, this extended end terraced property on Turnhigh Road requires viewing for full appreciation. Ideally located for commuting families, the property is within short walking distance of Croftmalloch Primary School, with Whitburn Academy similarly easily accessible nearby. Junction 4a of the M8 at Heartlands Services is a few minutes drive away, offering swift travel throughout the central belt. A range of walking routes link throughout the town, with a nearby play park and popular Whitburn Community Centre all within easy reach of the property doorstep.



Description

Extended to the rear to provide a flexible additional space to the original accommodation, this is currently utilised as a dining room but with a little tweak, could easily be a ground floor bedroom to aid those with mobility requirements. An adjacent WC further assists with this. The property enjoys a comfortable main living room and a contemporary fitted kitchen, making everyday family living or hosting gatherings effortless. Upstairs, there are 3 double bedrooms, perfect for a family of varying size to offer room to grow. The bathroom features a 4 piece suite, offering shower cubicle and bathtub to provide choice for morning convenience or a long evening soak. Externally there are enclosed garden grounds to the front and rear, with the west facing rear garden a particular sunny spot throughout the afternoon and into the evening. Parking spaces can be found a short walk from the property and are shared with the neighbouring residents.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Living Room 18'6" x 10'11" (5.64m x 3.34m)

Kitchen 11'10" x 10'7" (3.61m x 3.24m)

Dining Room 17'8" x 10'11" (5.40m x 3.34m)

WC 10'11" x 3'11" (3.34m x 1.21m)

Bedroom 1 11'3" x 10'6" (3.44m x 3.22m)

Bedroom 2 11'10" x 11'3" (3.62m x 3.44m)

Bedroom 3 10'11" x 10'6" (3.33m x 3.22m)

Bathroom 13'10" x 6'4" (4.23m x 1.95m)

Key Info

Home Report Valuation: £175,000
Total Floor Area: 110m2 (1185 ft2)
What3words: ///nibbled.pairings.saints
Parking: on street
Heating System: Gas
Council Tax: B - £1773.26 per year
EPC: D

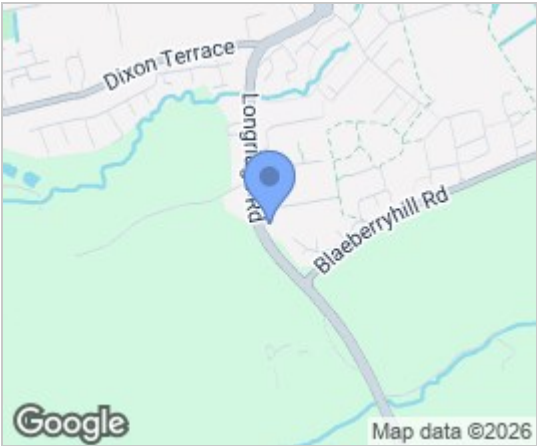
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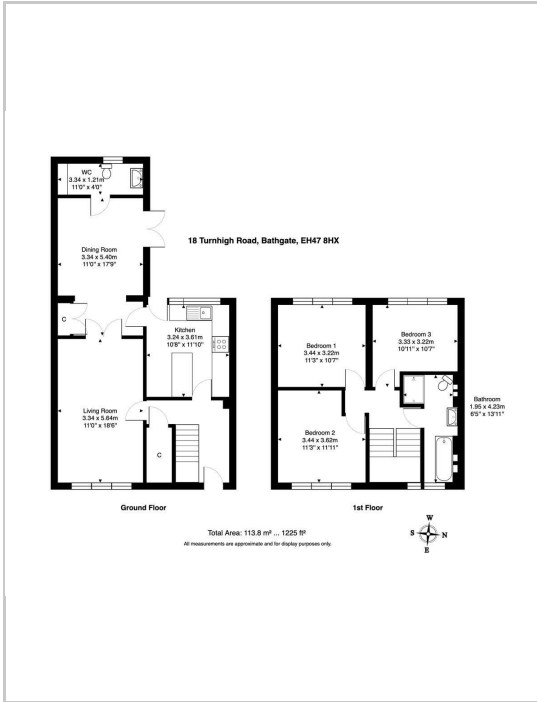
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Area Map



Floor Plans



Energy Efficiency Graph

