



27 Bellalmond Crescent

East Whitburn, EH47 0JF

Offers over £112,000



Located at the end of a cul-de-sac in the popular village of East Whitburn, this 2 bedroom upper villa flat offers spacious accommodation that is ideal for buyers looking to enter the property market. Bellalmond Crescent is an established part of the village and an excellent base of buyers looking to stay within the central belt, with an M8 junction found within minutes of the property to offer a swift commuting link to the towns and cities of the region. A convenience store can be found nearby for daily essentials, whilst the larger town of Whitburn to the west offers a comprehensive selection of schooling and amenities to cater for everyday living. East Whitburn is bordered by scenic countryside walking and cycling routes, with a children's play-park found within 5 minutes of the property doorstep, perfect for those looking to explore the outdoors.



Client Comments

"We love how spacious the property is, there is a lot of storage, the location is great and very quiet whilst we have a big garden and a driveway for 2 cars."

Description

The property itself offers deceptively spacious room sizes, ideally suited to a couple or a young family looking for value for money accommodation in today's market. Two double bedrooms provide room to grow, whilst a generous main living room is perfect for relaxing and unwinding after a busy day. The fitted kitchen features a range of everyday storage cabinets and space for all the essential appliances, with an integrated oven and gas hob remaining as part of the sale. The shower room offers a 3 piece white suite and an electric shower within the enclosure. Good storage options throughout the property are ideal for daily needs, including the attic area, ground floor entrance and 2 cupboards within the upper hallway. Gas central heating and double glazing provide everyday comfort, with a combi boiler installed in 2023 and maintained since. The property is further enhanced externally by the availability of parking for 2 cars in the driveway to the front, whilst an enclosed private garden area at the rear includes timber shed and decking for alfresco dining or enjoying the sunny weather.

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

Hallway 17'5" x 6'2" (5.32m x 1.88m)

Living Room 15'10" x 12'11" (4.85m x 3.96m)

Kitchen 11'11" x 7'6" (3.65m x 2.29m)

Bedroom 1 15'2" x 8'10" (4.64m x 2.70m)

Bedroom 2 12'4" x 10'10" (3.78m x 3.31m)

Bathroom 6'3" x 5'9" (1.93m x 1.77m)

Extras

All blinds, light fittings, floor coverings, wardrobes in bedroom and garden shed included in the sale.

Key Info

Home Report Valuation: £115,000

Total Floor Area: 76m² (820 ft²)

What3words: ///washroom.zaps.tumblers

Parking: Driveway

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: C

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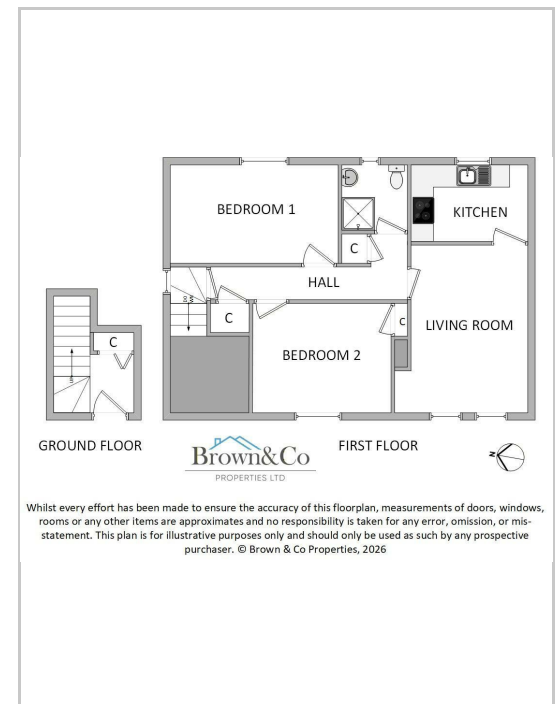
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Area Map



Floor Plans



Energy Efficiency Graph

