



16 Loch Trool Way

Whitburn, EH47 0RN

Offers over £118,000



A wonderful opportunity for buyers in search of single level living is available with this 1 bedroom semi-detached bungalow on Loch Trool Way in Whitburn, well placed for access to the local amenities and transport links and sold with the convenience of no onward chain. The property lies within a popular and established area of the town, just a short distance from East Main Street and around 10 minutes walk from the town centre. Whitburn enjoys an equi-distant position along the M8 corridor for travel to Edinburgh and Glasgow, with motorway connections at opposite ends of the town to offer swift travel options for commuters. A train link can be found 2 miles to the north in neighbouring Armadale, whilst the property is within easy reach of local bus services. Shops, cafes and amenities to cater for daily needs can be found in the town centre, with the Heartlands development an exciting addition to the town with a range of new retail and food outlets to enjoy.



Description

Equally adept for buyers at varying stage of their journey, the property should appeal to both first time buyers and downsizers alike who are looking to benefit from affordable lateral living, which is seldom available in today's market. The accommodation comprises a generous main living room, modern fitted kitchen, double bedroom and a bathroom with 3 piece suite. Storage options are available within the hallway and double cupboard to the living area, perfect for everyday items. The appliances to the kitchen can remain as part of the sale, whilst gas central heating and double glazing throughout provide further practical efficiency for a buyer looking for a turn-key home. Externally, the property enjoys a surprisingly good plot, with wraparound garden grounds offering something for all ages to enjoy. A summer-house to the side offers an area for storage, hobbies or home working whilst car parking can be found close to the property via a range of shared spaces.

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.

Hallway 8'3" x 6'0" (2.54m x 1.85m)

Living Room 13'11" x 12'2" (4.26m x 3.71m)

Kitchen 9'10" x 8'7" (3.01m x 2.63m)

Bedroom 14'8" x 8'7" (4.48m x 2.62m)

Bathroom 6'5" x 5'6" (1.97m x 1.70m)

Key Info

Home Report Valuation: £120,000

Total Floor Area: 47m² (505 ft²)

What3words: ///convert.junior.plod

Parking: On-Street

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: D

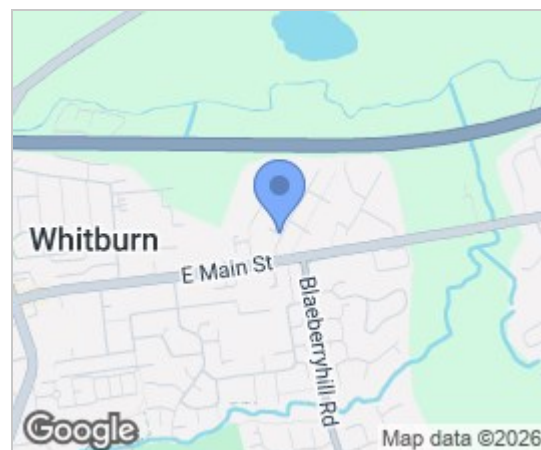
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Area Map



Floor Plans



Energy Efficiency Graph

