



74 Gardner Crescent

Whitburn, EH47 0NU

Offers over £163,000



Set within a popular, family friendly area of Whitburn and posing accommodation that is perfect for first time buyers, this 3 bedroom terraced on Gardner Crescent is presented to the market in ready move-in condition throughout with the added benefit of no onward chain. The property is situated within an established area of the town, with commuting links nearby helping owners enjoy convenient travel throughout the central belt. Schooling for all ages can be found within the vicinity, whilst a range of shops, food outlets and everyday amenities can be found in both the town centre and nearby Heartlands development. Polkemmet Country Park is around a 10 minute walk from the doorstep, offering a wonderful attraction for all to enjoy.



Description

The property itself is a well-proportioned family home that is ideally suited for families looking to enter the market for the first time. Freshly presented throughout, the property features a blank canvas for the new owner to move in with ease and set down their own mark. A spacious main living room runs front to rear, with dual aspect windows for lots of natural lighting and doorways leading to the main entrance hall and kitchen. The fitted kitchen comprises a range of wall and base storage cabinets for everyday requirements, with handy selection of appliances that can remain as part of the sale if required. On the upper level, 3 bedrooms offer comfortable space for a family to grow into, with 2 large doubles to the front both enjoying the addition of fitted wardrobes. The smaller 3rd room serves as an ideal nursery or study for those needing space to work from home. Gas central heating and double glazing provide further practical comfort. Externally, there are garden grounds to the front and rear, with the west facing rear garden offering potential for the new owner to develop to their own taste and enjoy the best of the sunny weather. Parking spaces are shared on-street outside the front garden gate.

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 18'1" x 11'2" (5.52m x 3.42m)

Kitchen 12'9" x 11'0" (3.91m x 3.37m)

Bedroom 1 14'4" x 8'5" (4.39m x 2.59m)

Bedroom 2 12'4" x 9'4" (3.77m x 2.87m)

Bedroom 3 9'4" x 8'1" (2.85m x 2.47m)

Bathroom 7'3" x 5'7" (2.21m x 1.71m)

Key Info

Home Report Valuation: £165,000

Total Floor Area: 84m² (800 ft²)

What3words: ///motorist.glue.embraced

Parking: On-Street

Heating System: Gas

Council Tax: B - £1773.26 per year

EPC: C

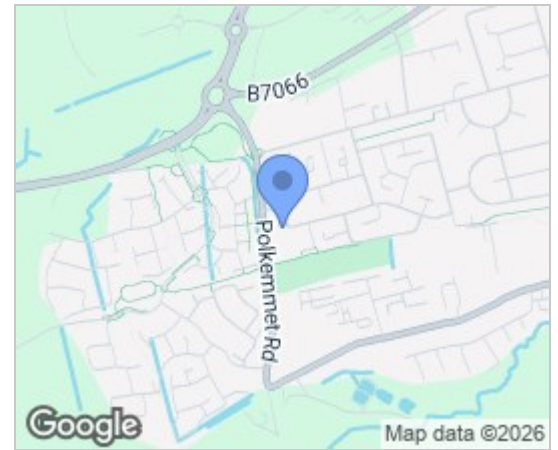
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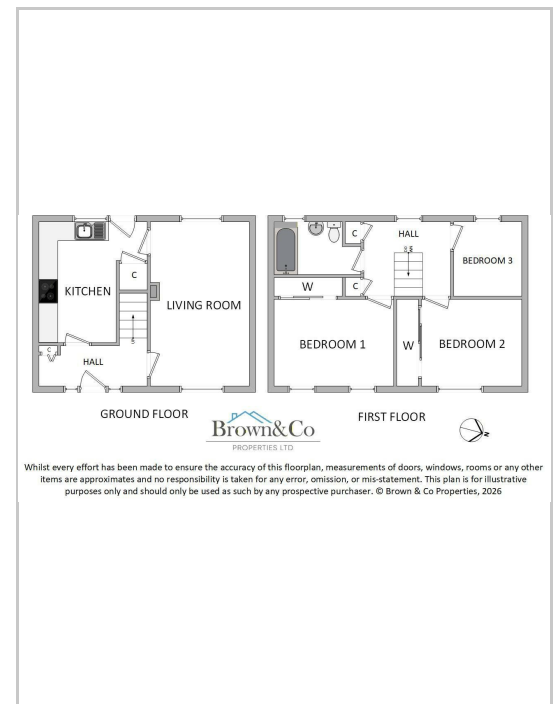
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Area Map



Floor Plans



Energy Efficiency Graph

