



## 3 Almond Court

East Whitburn, EH47 0JW

Offers over £127,500



Enjoying a central position within the popular village of East Whitburn, this spacious 3 bedroom terraced property offers good potential for those in search of their first time home. Set on Almond Court and just off Main Street, the property is an ideal base for travel in and around the central belt, with nearby access to the M8 motorway allowing swift travel throughout the region. A village store and hairdressers provides everyday convenience, whilst neighbouring Whitburn offers a wider range of amenities and schooling for all ages. Walking routes and a playground for children can be found in easy reach from the doorstep and perfect for those keen to explore the surrounding area.





Description

The property itself offers a generous floor space in excess of 900 sqft, providing scope for a couple or young family who are looking to grow. Well proportioned room sizes throughout include 3 double bedrooms, a comfortable main living room, a spacious kitchen and a shower room comprises a contemporary 3 piece suite. Each of the rooms offer size to cater for children or home working arrangements, with furnishings negotiable and useful for a buyer starting out on their homeowner journey. The kitchen offers a size that can be adapted to suit the needs of the new owner, with a couple of pantry style cupboards providing good storage alongside ample space for a table for daily meals. Gas central heating and double glazing throughout offering practical comfort, with the boiler regularly maintained by service agreement. Externally, a spacious rear garden is ideal for children to play or to enjoy the summer sunshine, with a small enclosed front garden linked by shared vennel to the side. For those with a car, parking is available on-street nearby, whilst a bus stop can be found close to the front gate.

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.

Lower Hallway 13'11" x 6'4" (4.26m x 1.94m)

Living Room 14'0" x 13'1" (4.27m x 4.01m)

Kitchen 17'3" x 8'6" (5.27m x 2.60m)

Upper Hallway 6'8" x 6'2" (2.04m x 1.90m)

Bedroom 1 13'8" x 12'7" (4.19m x 3.86m)

Bedroom 2 12'11" x 8'11" (3.96m x 2.74m)

Bedroom 3 10'5" x 10'5" (3.19m x 3.18m)

Shower Room 6'7" x 5'6" (2.02m x 1.69m)

Extras

All fixtures and fittings included within the sale. Any other items remaining within the property are negotiable.

Key Info

Home Report Valuation: £130,000  
Total Floor Area: 85m2 (915 ft2)  
Parking: On-Street  
Heating System: Gas  
Council Tax: B - £1645.65 per year  
EPC: D

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Area Map



Floor Plans



Energy Efficiency Graph

