



69 Kepscaith Road

Whitburn, EH47 8JD

Offers over £195,000



Located in a popular private development on the southern edge of Whitburn, this extended 3 bedroom semi-detached property offers excellent family accommodation for a first or next time buyer. Kepscaith Road is a quiet and established area of the town that has remained desirable for buyers of all ages, with convenient access for schooling and commuters nearby. Croftmalloch Primary is the catchment for the area and can be found on foot within 10 minutes walking distance, with Whitburn Academy a further 20 minutes towards the town centre. Shops and facilities for everyday needs can be found in the town, with the exciting Heartlands development featuring a business park adjacent to M8 junction 4a, where a handy choice of national retailers and food outlets can be found.



Description

The property features an extension to the rear across the width of the original build, allowing an open plan kitchen and breakfasting area that lends itself well to everyday family living and dining. Feature dual aspect windows overlook the driveway and garden to offer lots of natural light, whilst patio doors lead directly out to the garden to create an indoor-outdoor lifestyle for enjoying during the summer months. A spacious main living room offers a comfortable space to relax and unwind, with the original dining area offering a further flexible living space for a family or home working. Upstairs, 3 bedrooms provide room to grow, with fitted wardrobes found to the 2 larger rooms for good everyday storage, whilst the smaller 3rd room would be well suited as a home office or nursery. The bathroom is equipped with 3 piece white suite and remotely controlled underfloor heating. Gas central heating and double glazing are on offer throughout, with the combi boiler installed in 2017. Good parking options are available in the driveway to the front and side, with a garage offering storage at the rear. The enclosed rear garden is fully slabbed for low maintenance and is a perfect space to relax and enjoy the sunny weather.

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.

Vestibule 5'8" x 2'9" (1.74m x 0.85m)

Entrance Hall 7'4" x 3'5" (2.25m x 1.06m)

Living Room 14'7" x 13'0" (4.46m x 3.98m)

Kitchen 20'1" x 15'5" (6.14m x 4.72m)

Dining Room 10'7" x 8'1" (3.25m x 2.47m)

Upper Hall 9'2" x 6'8" (2.80m x 2.05m)

Bedroom 1 14'2" x 9'3" (4.32m x 2.82m)

Bedroom 2 10'0" x 9'3" (3.07m x 2.84m)

Bedroom 3 10'7" x 6'8" (3.24m x 2.05m)

Bathroom 6'6" x 6'4" (2.00m x 1.94m)

Extras

All floor coverings, light fittings, curtains, voiles, fridge-freezer, cooker, washing machine, radiator cover in hall and storage units in garage included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £200,000

Total Floor Area: 95m² (1025 ft²)

What3words: ///layers.draining.shortens

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: C

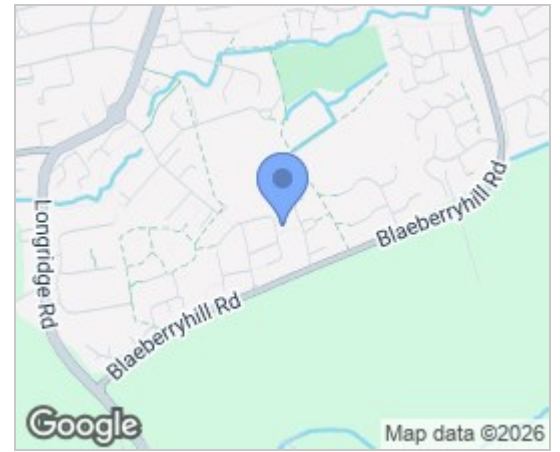
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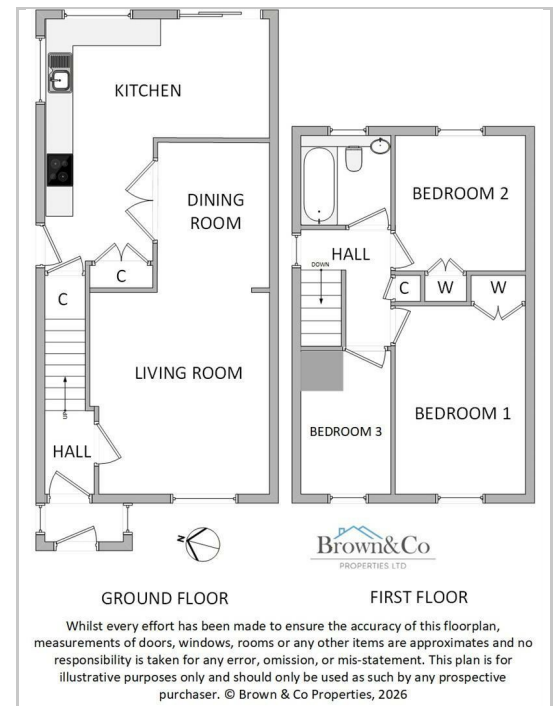
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Area Map



Floor Plans



Energy Efficiency Graph

