



## 35 Empire Street

Whitburn, EH47 0DX

Offers over £99,000



Offering accommodation that would be ideally suited to buyers entering the property market, this 2 bedroom upper villa flat lies within popular Empire Street in Whitburn and is brought to the market with the convenience of no onward chain. The property lies a short stroll from the town centre, where a range of everyday shopping, recreation and food outlets can be found. The close proximity to the M8 motorway means this is an ideal base for commuters, with the town enjoying an equi-distant location to Edinburgh and Glasgow for swift and convenient travel. King George V park lies nearby, offering playing fields to walk and a childrens playpark. Cycle paths link to neighbouring communities whilst popular Polkemmet Country Park can be found at the western edge of the town.



Description

The property itself is vacant and ready for entry to suit the incoming new owner. Two double bedrooms offer room to grow, with fitted cupboard space to the larger front room for handy storage needs. The main living room is a comfortable space to relax and unwind, with wood burner stove perfect for setting a cosy atmosphere throughout the colder months. The fitted kitchen includes a range of wall and base storage cabinets alongside appliances that will remain as a part of the sale. The bathroom features a 3 piece white suite, with electric shower mounted above the bath. Gas central heating and double glazing offer further practical comfort, with the windows renewed in 2023 and a combi boiler fitted in 2021. Externally, the property enjoys the private use of the driveway at the side of the building, allowing off-street parking for a handful of cars. An enclosed area to the rear is laid to chips and a patio, with a timber outbuilding offering storage or use as a workshop.

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.

Upper Hallway 11'9" x 3'4" (3.59m x 1.02)

Living Room 13'8" x 13'0" (4.18m x 3.97m)

Kitchen 13'8" x 10'2" (4.18m x 3.10m)

Bedroom 1 13'2" x 12'0" (4.03m x 3.66m)

Bedroom 2 13'3" x 9'5" (4.04m x 2.89m)

Bathroom 5'6" x 5'4" (1.70m x 1.65m)

Extras

All blinds, light fittings, floor coverings, curtains and kitchen appliances included in the sale.

Key Info

Home Report Valuation: £100,000

Total Floor Area: 73m2 (785 ft2)

What3words: ///height.fictional.plod

Parking: Driveway

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: C

Disclaimer

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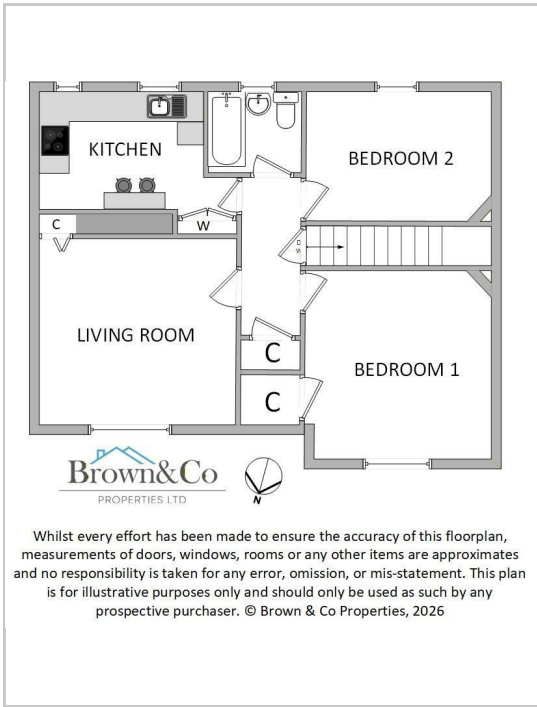
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Area Map



Floor Plans



Energy Efficiency Graph

