

50 The Avenue

WHITBURN, EH47 0BY



*Spacious two-bed end-terrace home
with large driveway and garage*



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McEwan Fraser Legal is delighted to present The Avenue to the market. Number 50 is a beautifully presented two-bedroom end-terrace home offering stylish interiors, generous proportions and excellent outdoor space, making it an ideal purchase for first-time buyers, young families or those looking for a move-in-ready home that has been thoughtfully upgraded and exceptionally well maintained.

THE LIVING ROOM



Entering the property, you are welcomed into a bright entrance hallway which provides an excellent first impression of the care and attention that has gone into the home. The ground floor opens into an impressive open-plan lounge and dining space stretching the full depth of the property, creating a fantastic social hub for everyday living and entertaining alike. The room is flooded with natural light from dual aspects and offers exceptional flexibility for furniture layouts whilst the modern décor, feature wall detailing and contemporary flooring create a polished finish.

THE KITCHEN



The kitchen sits naturally off this space and has been upgraded to provide excellent storage and workspace with sleek cabinetry, integrated cooking appliances and breakfast bar seating, creating a practical yet sociable environment.





The upper level continues the strong presentation found downstairs with two generous double bedrooms. The principal bedroom is particularly impressive with excellent proportions, fitted mirrored storage and stylish décor creating a calm and relaxing retreat. Bedroom two is another well-sized double room with ample floor space and flexibility for family living, guests or home working. Completing the accommodation is a modern family bathroom finished with neutral tiling, vanity storage and a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



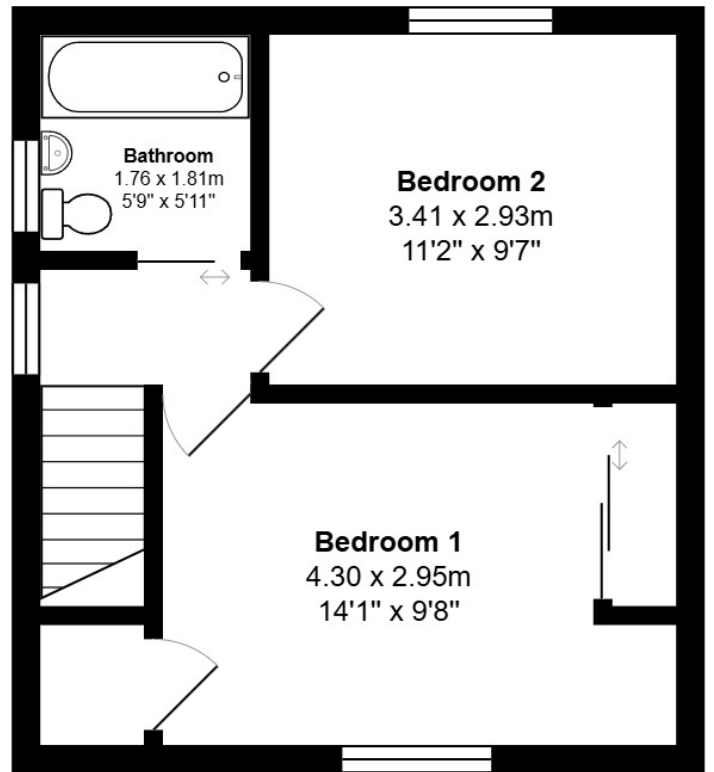
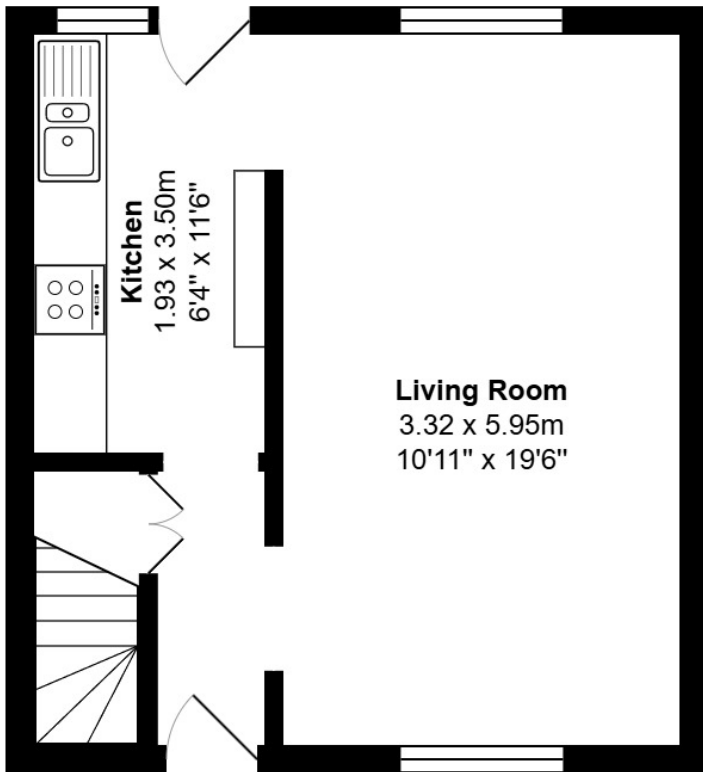
Externally, the property occupies an enviable end position with generous gardens offering excellent outdoor space rarely found at this price point. The large driveway provides extensive off-street parking whilst the detached garage offers further storage, workshop potential or secure parking. The rear garden provides an excellent blank canvas for buyers looking to create additional entertaining space or family-friendly outdoor living.

Combining modern presentation, generous living space and excellent outdoor areas, Number 50 is perfectly suited to modern family life whilst benefiting from a convenient location close to local amenities, schooling and transport links. The property will particularly appeal to first-time buyers, young families and professionals seeking a stylish home with excellent outdoor space and easy access to everything required for day-to-day living.

EXTERNALS

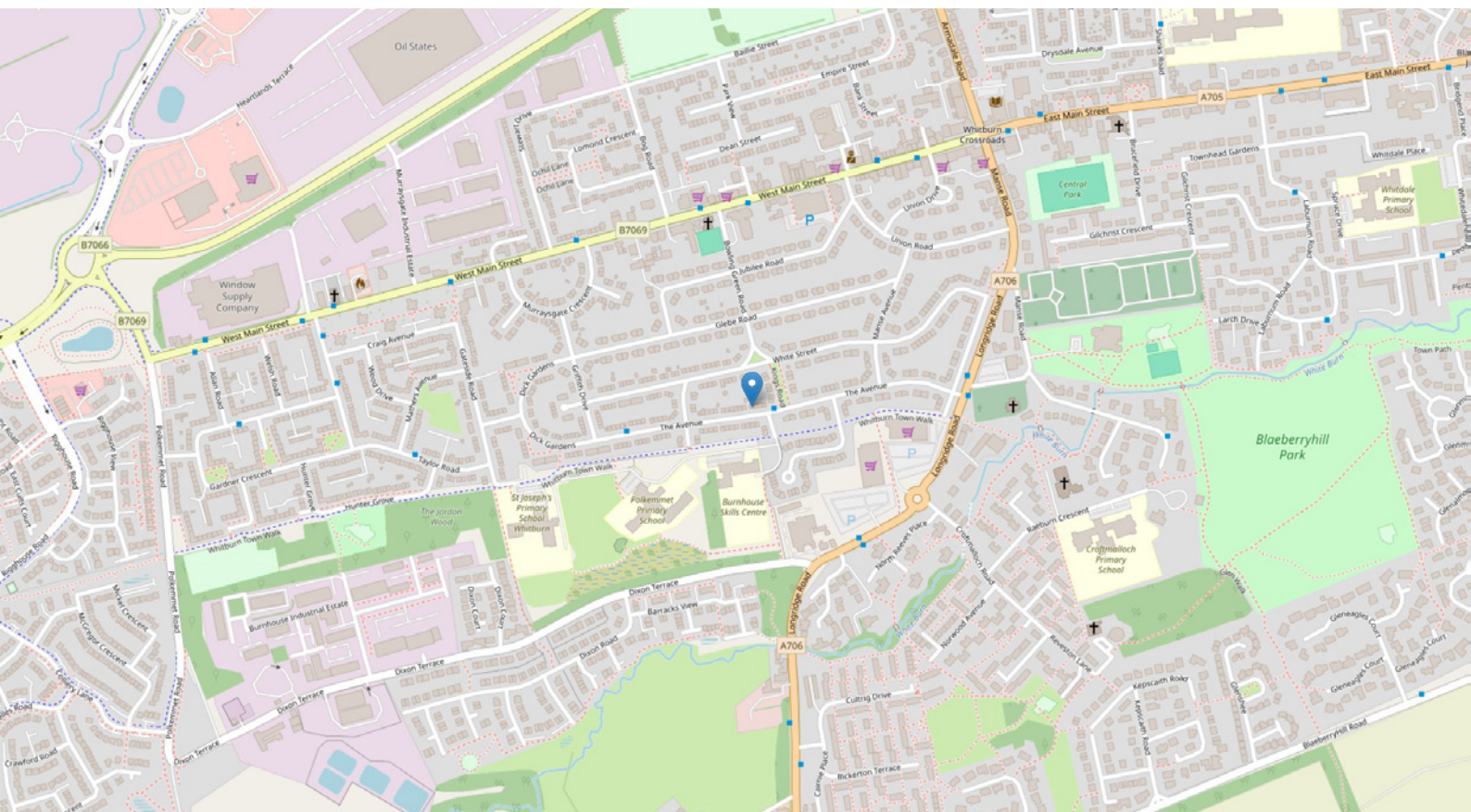


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

The Avenue enjoys a highly convenient position within an established and well-regarded residential setting that continues to prove popular with a broad range of buyers thanks to its excellent balance of local amenities, transport connections and community feel. The location is particularly appealing to first-time buyers, young families and professionals looking for a well-connected area that offers everything required for modern day-to-day living. Residents are exceptionally well catered for with a wide selection of amenities available nearby, including supermarkets, convenience stores, cafés, restaurants, gyms, healthcare facilities and leisure amenities, ensuring everyday essentials are all within easy reach. Larger retail offerings and shopping facilities are also readily accessible, providing further convenience for both day-to-day needs and weekend shopping trips.

Families are particularly well served with a choice of schooling available locally alongside nearby parks, recreational spaces and community facilities that make the area well suited to family life. For those who enjoy spending time outdoors, there are a variety of green spaces, walking routes and open areas nearby providing excellent opportunities for recreation and exercise.

Commuters will appreciate the strong transport links available with easy access to surrounding towns and city centres via both road and public transport connections. The accessibility offered by the location makes it particularly attractive for those travelling for work whilst still wanting to enjoy the benefits of suburban living.

Combining excellent amenities, strong commuter connections and a family-friendly atmosphere, The Avenue remains a desirable location for buyers seeking convenience without compromising on lifestyle.




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