



- Rural location
- Stunning property
- Three bedrooms
- Dining kitchen
- Close to M8
- Ideal family home

Alba Property View ...

Well presented family home in rural location.



Alba Property are pleased to offer to the market this well presented semi detached property located just outside Whitburn. The property comprises: Lounge, kitchen/diner, 3 double bedrooms and family bathroom. Externally the property benefits from a mono bloc driveway and a cul de sac location This would make an ideal 1st home.

Accommodation

Entrance

The bright hall gives access to the lounge, bedroom and stairs to upper level. Laminate flooring with carpet to the stair. Window to the front.

Lounge 15' 0" x 11' 5" (4.56m x 3.47m)

The lovely bright lounge has a window to the front of the property and French doors to the kitchen/diner. Carpet flooring. Ceiling light. Radiator. Modern decor.

Kitchen/Diner 19' 3" x 9' 6" (5.87m x 2.89m)

The modern bright kitchen/diner has been fitted with a range of high gloss units with contrasting work surface. Window and sliding patio doors to the rear garden. Tiled flooring. Integrated double oven, washing machine and tumble drier. Door to the side of the property.

Bedroom 3 8' 10" x 7' 3" (2.68m x 2.21m)

The 3rd bedroom is located on the ground floor and has a window to the side of the property. Radiator. Carpet flooring. Ceiling light. The room benefits from a built in cupboard





Family Bathroom 5' 10" x 5' 7" (1.78m x 1.70m)

The bright bathroom comprises: push button WC, wash hand basin with mixer tap and bath with mains shower over. Tiled floor and partial tiling to the walls, wet wall panels to the bath area. Velux window to the rear of the property. Chrome ladder style radiator. Down lights

Bedroom 1 13' 5" x 10' 1" (4.09m x 3.07m)

The modern spacious bedroom has a window to the front of the property. Radiator. Ceiling light. The room benefits from built in cupboards providing hanging and shelving space.

Bedroom 2 10' 6" x 7' 11" (3.19m x 2.42m)

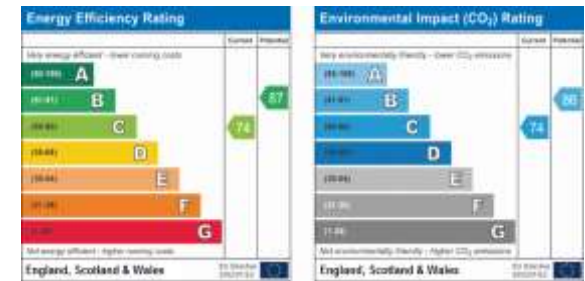
The second double room has a window to the rear of the property. Carpet. Down lights. Radiator. This room also benefits from built in cupboards providing hanging and shelving space.



Externally

The property is in a rural cul de sac location and has a mono bloc driveway providing off street parking, Decorative stone chips and pathway to the front door. The rear garden has a fence boundary, decorative chips and benefits from a raised decked patio which is ideal for Al fresco dining. There is an outside tap and an abundance of lights around the garden. Garden shed.





Extras (Included in Sale)

Area

Whitburn has a good selection of shops and local services, including nurseries, Primary and Secondary schools. Whitburn is well served by bus services and is well placed for accessing the M8 motorway network . Bathgate and Armadale Train Stations are also close by offering regular services to all major cities, making this an ideal location for the commuter.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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