



- Ground Floor Maisonette
- Two Double Bedrooms
- Well Presented
- Modern Kitchen
- Modern Bathroom
- Ample Parking

### **Alba Property View ...**

*Two bedroom ground floor  
maisonette. Well presented. Ideal  
1st time purchase or BTL  
investment.*

**29 Loch Maree Way, Whitburn,  
Bathgate, EH47 0RW**

**Offers Over £80,000**



Alba Property are pleased to offer to the market this ground floor maisonette situated in Whitburn. The property is well presented and comprises: Lounge, Kitchen, Two Double Bedrooms and Bathroom. There is good storage space. Externally there is a garden to the rear and a shared drying area. Ample parking bays can be found to the side of the property. This would be an ideal 1st time purchase or a BTL investment.

### Accommodation

#### Entrance Hall

The entrance hall gives access to all the accommodation. Laminate flooring. Ceiling light. Radiator. There is a large walk in cupboard providing an abundance of storage space and housing the electrics.

#### Lounge *13' 7" x 13' 1" (4.13m x 3.99m)*

The large spacious lounge has a window to the rear of the property. Laminate flooring. Radiator. Coving. Down lights. French doors into the kitchen.

#### Kitchen *10' 6" x 9' 11" (3.20m x 3.01m)*

The bright spacious kitchen is fitted with a range of base and wall units with contrasting work surface over. Inset one and half bowl sink with mixer tap and drainer. Built under oven with 4 ring gas hob and hood over. Space for washing machine and fridge/freezer. Ceiling light. Radiator. Partial tiling to walls. Vinyl floor tiles. Window to the rear of the property.







**Bedroom 1** 13' 6" x 10' 6" (4.12m x 3.20m)

The spacious main bedroom has a window to the side of the property. Carpet. Ceiling light. Radiator. The room benefits from a large wardrobe with mirror sliding doors and providing hanging and shelving space.

**Bedroom 2** 13' 5" x 8' 2" (4.09m x 2.50m)

The second double bedroom has a window to the side of the property. Laminate flooring. Ceiling light. Radiator. The room benefits from a built in cupboard providing storage space.

**Bathroom** 6' 6" x 5' 2" (1.97m x 1.57m)

The modern bathroom comprises: push button WC, pedestal wash hand basin with mixer tap and bath with mixer tap and mains shower over. Tiled walls and floor. Decorative radiator. Down lights. Opaque window to the front of the property.



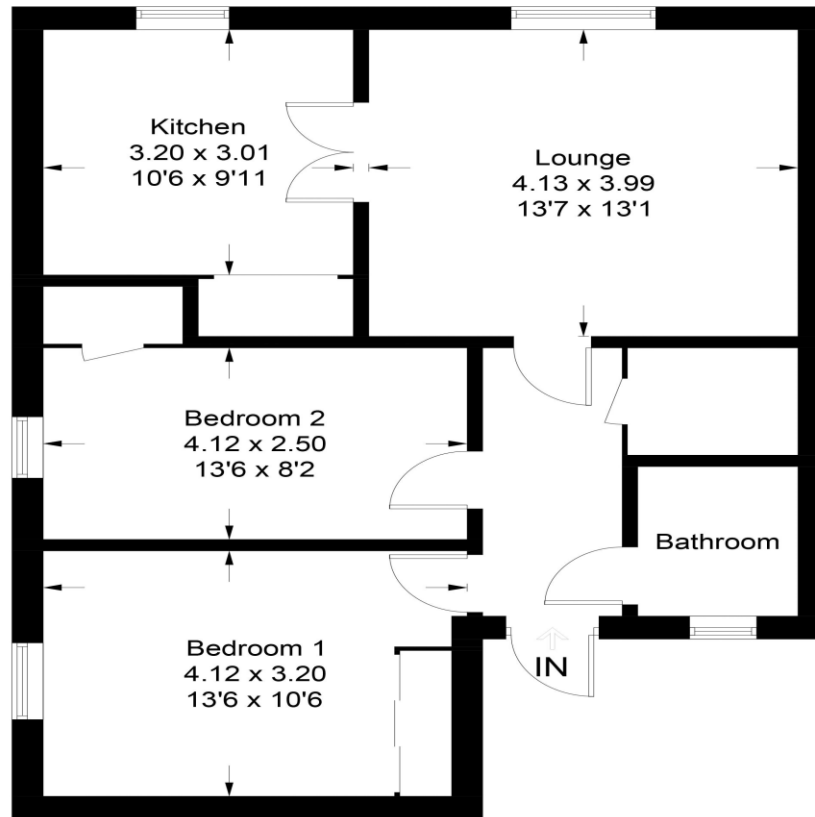
**Externally**

To the front of the property there is a small paved area with a gate to the side of the property with a pathway leading to the rear where you will find a garden area laid to lawn and having a drying area. There is ample parking bays to the side of the property.

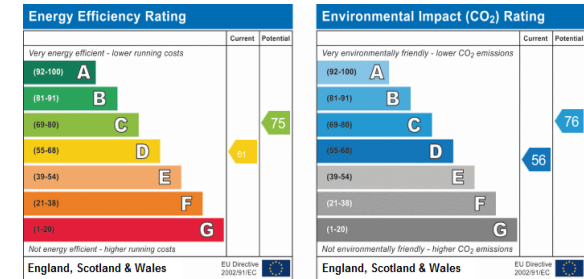


## 29 Loch Maree Way

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft



**Ground Floor**



### 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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