

Offers Over £225,000



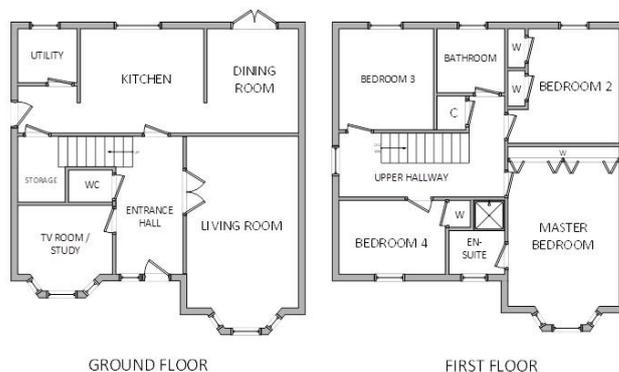
8 West Benhar Road

Eastfield, Harthill, ML7 5PB

This exceptional detached property offers a wonderful family home and is presented to high standards for easy move-in. Set on West Benhar Road in the Eastfield area of Harthill, the current owners completed this self build in 2008 and it offers a perfect base for those commuting throughout the central belt. Located just minutes drive from an M8 junction, there is also a park and ride express bus service within the town between Edinburgh and Glasgow. Everyday amenities and schooling can be found in the town itself, with nearby Whitburn and Shotts offering further education and recreational amenities.

The property offers generous family living and entertaining space, with four double bedrooms available and the flexibility to use a TV room on the ground floor as a further bedroom or office area if required. The impressive kitchen is equipped with integrated appliances and features a dining area and separate utility for everyday laundry needs. A large storage cupboard offers potential to add a shower to the adjacent WC. The spacious main living room is flawlessly presented with feature bay window and limestone fireplace. Excellent storage is available throughout, with fitted wardrobes in the two larger bedrooms. Gas central heating and double glazing are added features alongside an installed alarm system and electric car charging point. Two car parking is available in the driveway to the front, whilst a private access road to the rear offers additional secure parking. The beautifully landscaped rear garden is a perfect area to unwind and enjoy the sunny weather, with decked terrace and a timber summer house available.





Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

The village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a chemist. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway and nearby rail stations in Armadale and Shotts. A park and ride bus service offers further transport links to surrounding areas.

- Entrance hall:** 4.47m x 1.72m (14'8" x 5'8")
- Living room:** 6.28m x 3.62m (20'7" x 11'11")
- Kitchen:** 3.42m x 2.97m (11'3" x 9'9")
- Dining room:** 2.97m x 2.96m (9'9" x 9'9")
- Utility room:** 1.81m x 1.79m (5'11" x 5'10")
- WC:** 1.61m x 1.13m (5'3" x 3'8")
- TV room:** 2.94m x 2.85m (9'8" x 9'4")
- Upper hall:** 4.75m x 3.12m (15'7" x 10'3")
- Bedroom 1:** 5.29m x 3.64m (17'4" x 11'11")
- En-Suite:** 2.36m x 1.47m (7'9" x 4'10")
- Bedroom 2:** 3.64m x 3.38m (11'11" x 11'1")
- Bedroom 3:** 3.03m x 2.59m (9'11" x 8'6")
- Bedroom 4:** 3.20m x 2.39m (10'6" x 7'10")
- Bathroom:** 2.05m x 1.86m (6'9" x 6'1")

Home Report Valuation: £230,000
Total Floor Area: 136m²
Council Tax: E - £2152.28 per year
EPC: C

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.brownandcoproperties.co.uk. A copy of the home report can also be downloaded directly from the relevant property page of our site. A virtual tour is also available online and should be viewed in the first instance prior to arranging an in-person viewing.

Early internal viewing is recommended. Viewings are only available at this property Fri-Mon and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximate, taken at their widest point and act as a guide only. No appliances have been tested and prospective purchasers are encouraged to carry out their own inspection.