



## 37 West Main Street

Whitburn, EH47 0QD

Offers over £84,995



Located in the heart of Whitburn town centre and offering good potential for first time buyers or buy to let investors, this two bedroom upper maisonette should be viewed to appreciate the size on offer. The property sits on West Main Street with direct access from a vannel to the main entrance porch at the rear. A bus stop immediately outside offers convenient travel for those without a car, whilst an M8 connection at Heartlands Services offers good commuting options throughout the central belt. Buyers with a family will benefit from a selection of schooling for all ages found within the town whilst the Main Street offers shops and facilities to aid daily requirements.



### Description

The property is offered to the market as a chain free sale and with new units installed to the kitchen, a fresh coat of paint throughout and new double glazing installed to most of the lower level, the flat is a blank canvas for the incoming new owner to lay down their mark. The good sized accommodation includes a generous open plan living and dining area, whilst the kitchen and bathroom can also be found on the main entry level. The first floor includes the two bedrooms, with a larger double master and a smaller room that would be ideal as a nursery, dressing room or home office. Gas central heating is a further key benefit, with the combi boiler installed in 2015. A porch and stairwell from the rear is shared with the neighbouring property, whilst the south facing garden space is divided between the two flats and one of the commercial premises with a shared use of the brick outbuilding at the rear for external storage.

### 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.

Entrance Hall 10'3" x 6'8" (3.13m x 2.04m)

Living Room 12'11" x 12'11" (3.94m x 3.94m)

Dining Room 14'6" x 11'9" (4.43m x 3.59m)

Kitchen 10'5" x 7'8" (3.19m x 2.36m)

Bathroom 8'5" x 4'10" (2.59m x 1.49m)

Upper Hall 4'5" x 3'2" (1.35m x 0.97m)

Bedroom 1 16'11" x 9'11" (5.18m x 3.03m)

Bedroom 2 12'3" x 7'6" (3.74m x 2.29m)

### Key Info

Home Report Valuation: £95,000

Total Floor Area: 77m2 (775 ft2)

Heating System: Gas

Council Tax: C - £1682.89 per year

EPC: D

### Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week 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. Free mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

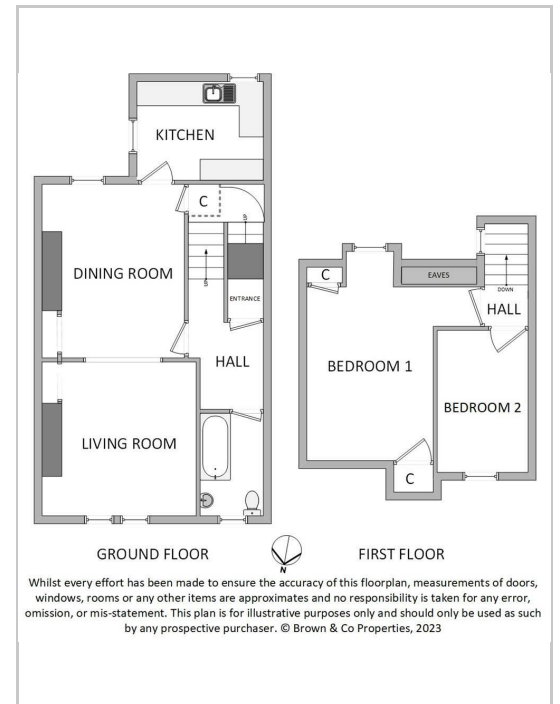
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### Area Map



### Floor Plans



### Energy Efficiency Graph

