



6 Hunter Grove

Whitburn, EH47 0NN

Offers over £144,000



Situated within a popular area on the western edge of Whitburn, this two bedroom semi-detached property poses the ideal choice for buyers entering the market or those looking to downsize on their property journey. Hunter Grove is an established and rarely available area of the town, perfect for young families owing to the short walk to a choice of nearby primary schools. Commuting professionals are sure to enjoy easy access to the M8 motorway, allowing convenient and easy travel throughout the central belt, whilst a train station at nearby Armadale further assists those travelling for work.



Description

Playing a part in the owners family since build, this property is brought to the open market for sale for the very first time. The sizeable accommodation is sure to appeal to a variety of buyer needs, with two double bedrooms ideal for a couple or those with young children. Fitted storage space is available to both rooms alongside a set of freestanding wardrobes to the larger front room. The living room is a cosy space to relax and unwind with feature electric fireplace and marble hearth. Antico flooring runs from the entrance hallway through to the kitchen, where a range of storage cabinets perfectly cater for everyday needs. Appliances can be negotiated if required by the new owner, with further storage found from the rear hallway and understair cupboard. Gas central heating and double glazing are additional practical features, with a new combi boiler installed in 2023. The property enjoys a good sized plot with low maintenance garden grounds at both the front and rear. A driveway allows off-street parking, with additional visitor parking found nearby.

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 8'2" x 6'2" (2.49m x 1.88m)

Living Room 14'8" x 11'2" (4.48m x 3.42m)

Kitchen 14'6" x 9'6" (4.42m x 2.92m)

Upper Hall 6'2" x 4'9" (1.90m x 1.47m)

Bedroom 1 14'6" x 10'7" (4.44m x 3.25m)

Bedroom 2 11'0" x 9'2" (3.36m x 2.81m)

Shower Room 6'2" x 5'9" (1.88m x 1.76m)

Key Info

Home Report Valuation: £145,000

Total Floor Area: 73m² (790 ft²)

Heating System: Gas

Council Tax: B - £1472.53 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 independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

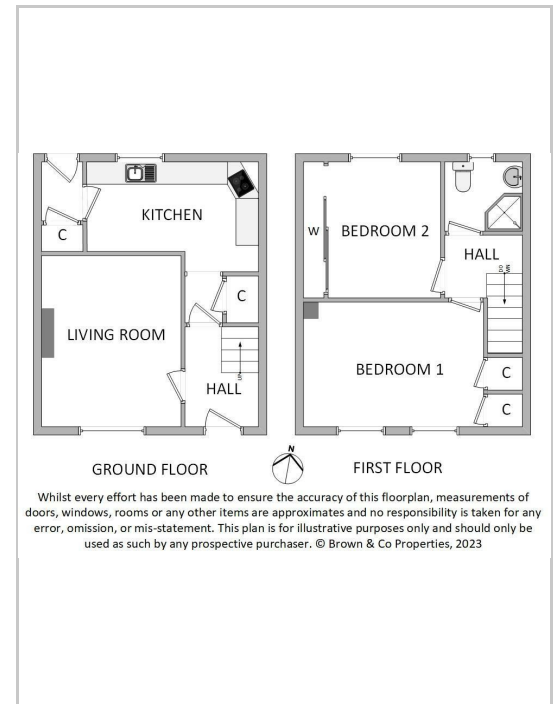
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Area Map



Floor Plans



Energy Efficiency Graph

