



£105,000 Offers Over

Chestnut Avenue

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Modern Fitted Kitchen
- Large Lounge
- Two Double Bedrooms
- Off Street Parking
- Garage
- Enclosed Rear Garden

Property Description

CLOSING DATE SET FRIDAY 18TH SEPTEMBER 12 NOONBeautifully Presented, Two Bedroom Semi Detached Family Home situated a short walk from Whitburn Town Centre. Perfect opportunity for first time buyers. Property Comprises; Lounge / Diner, Kitchen, Two Double Bedrooms and Family Bathroom

Main Particulars

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Entrance Hall

Bright welcoming entrance giving access to the lounge and kitchen. The flooring is laminate and carpeted stairs lead to the upper level. A cupboard under the stairs provides useful storage.

Lounge / Diner

This large lounge has been tastefully decorated in neutral tones. The room is flooded with natural light from the large window overlooking the front of the property and the french doors that lead out onto the raised decking area in the rear garden. The flooring is laminate.

Kitchen

The kitchen has been finished to a high standard with a range of white high gloss base and wall units and contrasting solid wood worktops. All appliances are integrated comprising; fridge freezer, washing machine, tumble dryer, oven, and hob. A door gives access to the rear garden and the flooring is laminate.

Bedroom 1

Very spacious double room overlooking the front aspect. The flooring is carpeted.

Bedroom 2

The second bedroom is also a double, with a window overlooking the rear aspect. The room further benefits from built in mirrored wardrobes providing ample storage. The flooring is carpeted.

Family Bathroom

Modern family bathroom with shower cubicle, wash hand basin and w/c, and finished with wet wall panels and black tiled flooring.

Externally

To the front of the property, a driveway provides off street parking for two cars. A gate leads to the enclosed rear where there is a lovely raised decking area ideal for sitting on a sunny afternoon. Steps take you to the lower part of the garden that has been laid with artificial turf, bordered with wooden planters. A separate garage offers fantastic external storage.

All blinds, and some light fittings are included, as well as all integrated appliances in the kitchen.

Entrance Hall	(2.4m x 2.5m)
Lounge / Diner	(5.5m x 3.5m)
Kitchen	(3.1m x 3.0m)
Bedroom 1	(4.1m x 2.8m)
Bedroom 2	(3.5m x 2.8m)
Bathroom	(1.9m x 1.7m)

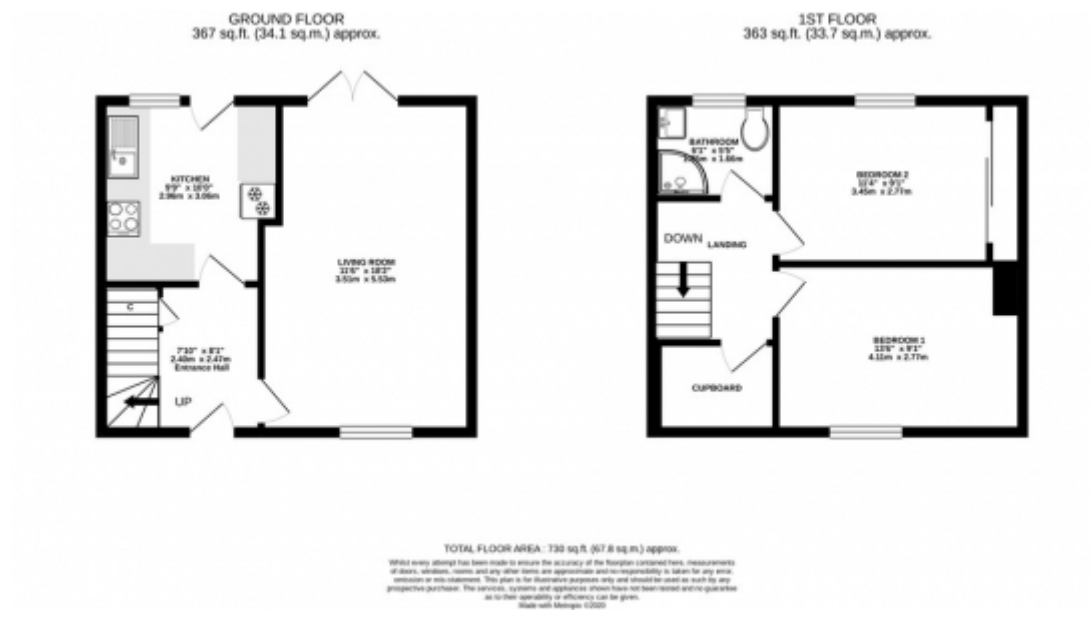
Location

Whitburn is a popular town, with a great sense of community. Ideally placed for the commute to Edinburgh and Glasgow, it has easy access to the M8 network. There is a railway station close by in Armadale that connects to both Edinburgh and Glasgow. The local schools are Whitdale and St Josephs primary and the catchment secondary schools are Whitburn Academy and St Kentigerns Academy. A well serviced town centre is only a short walk away.

IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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