



3 BEDROOM MID-TERRACED VILLA

11 STRATHLOGIE, WESFILED, WEST LOTHIAN EH48 3DA

Sneddon Morrison Estate Agents are delighted to offer this 3 bedroom mid-terrace villa, with gardens to the front and rear, to the open market. The property is in need of some modernisation throughout however would make an excellent property for the discerning buyer. Comprising:

- Hallway
- Lounge
- Kitchen
- Dining area
- Three Bedrooms
- Bathroom
- Gardens to Front & Rear

The quiet and sought after village of Westfield is within easy driving distance to nearby towns such as Bathgate, Falkirk, Linlithgow and Armadale. The location of the property is also ideally suited for commuters, situated close to both the M8 and M9 motorways, which provide excellent transport links to Edinburgh, Glasgow and Stirling. There is a local post office/shop, primary school and secondary schooling is provided at Armadale Academy.

ENTRANCE HALLWAY

Entry to the property is gained via UPVC/glazed French doors into the hallway, which has laminate to the floor, a wall-mounted radiator and ample power points. From here, we gain access to the lounge and carpeted staircase to the upper level, which in turn provides access to the three bedrooms, bathroom and the attic space.

LOUNGE

3.57m x 5.21m 11' 9" x 17' 1"

The spacious lounge is set to the front of the property with a large window overlooking the garden area. There is laminate to the floor, a wall-mounted radiator, TV point and ample power points.



DINING ROOM

3.04m x 2.87m 10' x 9' 5"

Accessed from the lounge and kitchen, the dining room has a window to the rear allowing volumes of natural light. There is laminate to the floor, a wall-mounted radiator and ample power points.



KITCHEN

2.96m x 3.29m 9' 9" x 10' 10"

Set to the rear of the property, the kitchen has a window and UPVC/glazed door leading into the garden area. There is laminate to the floor with ample base and wall units, coordinated worktops, a stainless steel sink with drainer and splash back tiles. Integrated appliances include a halogen hob and oven with space for a freestanding fridge/freezer and washing machine. The room further benefits from a large storage cupboard.



BEDROOM 1

2.99m x 4.23m 9' 10" x 13' 11"

This bright and airy double bedroom to the rear of the property has a window, which overlooks the garden area. There is carpet to the floor, a wall-mounted radiator and ample power points. The room further benefits from a double built-in wardrobe and a storage cupboard, providing adequate shelving and hanging space.



BEDROOM 2

3.58m x 3.28m 11' 9" x 10' 9"

Situated to the front of the property, this double bedroom has carpet to the floor, a wall-mounted radiator and ample power points. The room further benefits from a double built-in wardrobe.



BEDROOM 3

2.57m x 2.46m 8' 5" x 8' 1"

Also situated to the front of the property, this bedroom benefits from a large storage cupboard, carpet to the floor, a wall-mounted radiator and ample power points.



BATHROOM

1.71m x 1.92m 5' 7" x 6' 4"

The bathroom has an opaque window to the rear and has a fitted suite, which comprises of a WC, wash hand basin set over a pedestal and a bath with electric shower over. There are tiles to the floor, partially tiled walls and a wall-mounted radiator.



GARDEN GROUNDS

The property has gardens to the front and rear. The front garden is fully paved with two planted areas and is fully enclosed by a brick wall and timber fence. The rear garden is also paved with a border of decorative stone chips and is enclosed by a timber perimeter fence.

EXTRAS

Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents - **01501 749269**

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. - 01501 745440**

INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

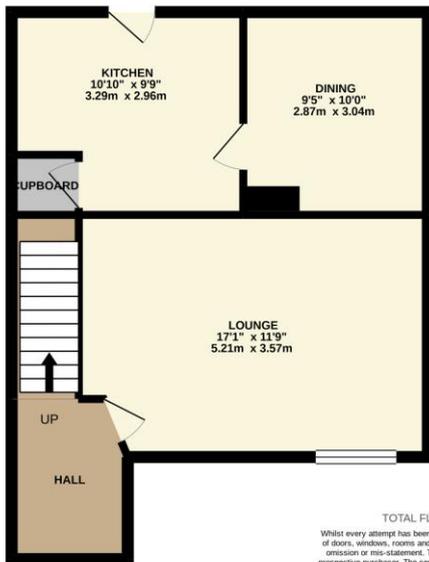
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.

Thinking of Selling?

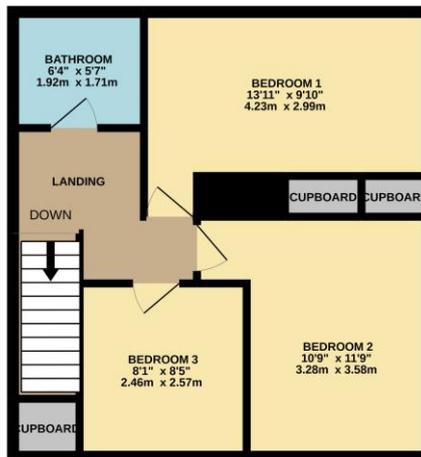
We would be happy to provide you with a FREE market appraisal of your home at your convenience.

For your FREE Valuation please call
01501 740 345

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

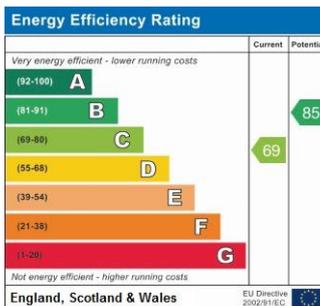


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

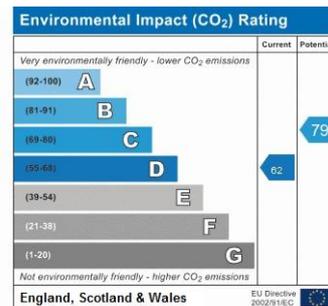


TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Address:
11 Strathgile Westfield West Lothian EH48 3DA



IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer



All Enquiries to:

14 East Main Street, Whitburn EH47 0RB

Telephone: 01501 740 345 • Fax: 01501 745 440

Email: property@sneddonmorrison.co.uk • Web: www.sneddonmorrison.co.uk

Branches at Bathgate, Livingston and Whitburn