



2 Bedroom Semi-Detached Villa

2 BRIDGESIDE AVENUE, WHITBURN EH47 8HL

Sneddon Morrison Estate Agents are delighted to offer this 2 bed room semi-detached villa to the open market. Situated in a quiet area near Croftmalloch Primary School, the property is in need of some modernisation throughout but would make a good family home and will appeal to a variety of buyers. The property is also well located for access to local amenities, public transport and the town centre. Comprising:

- Entrance Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Gardens to front & rear

The town of Whitburn is situated between Glasgow and Edinburgh (some 25 miles each way) and is close to the M8 motorway network, making this an ideal commuter base for both cities. Within the town itself, there are a good selection of local shopping and banking facilities and two primary schools and a secondary school of good repute. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, cafe, and play area. The nearby town of Livingston offers a wider variety of shopping with the Livingston Centre and Designer Outlets.

ENTRANCE HALLWAY

Entry to the property is gained via a PVCu door with glazed side panel into the hallway, which has laminate to the floor, a wall-mounted radiator and power point, while providing access to the lounge, kitchen, shower room, a storage cupboard and the carpeted stair case to the upper landing, which in turn provides access to the two bedrooms and the loft area. At the top of the stairs there is a skylight which provides natural light.

LOUNGE

3.82m x 4.74m or (12' 6" x 15' 7")

Situated to the rear of the property, the lounge is a bright & airy room with sliding patio doors leading directly to the garden area. There is carpet to the floor, a wall-mounted radiator, TV point and ample power points. The lounge further benefits from coving to the ceiling.



KITCHEN

4.36m x 2.62m or (14' 4" x 8' 7")

Set to the front of the property, the spacious kitchen has a window, which overlooks the garden area and is a bright and airy room. There is laminate to the floor, a wall-mounted radiator and ample power points. The kitchen itself has ample base and wall units with coordinated worktops, a composite sink with drainer and matching

splash back. There is an integrated induction hob, oven and hood with adequate space for freestanding appliances. The kitchen also has a storage cupboard and from the kitchen, we can access the rear hallway, which in turn provides access to the rear garden.



BEDROOM 1

4.68m x 2.71m or (15' 4" x 8' 11")

This spacious & bright double bedroom has a large window to the front, which overlooks the garden and surrounding area. The room has carpet to the floor, a wall-mounted radiator, ample power points and further benefits from a built in double wardrobe providing adequate shelving and hanging space.



BEDROOM 2

3.80m x 2.67m or (12' 6" x 8' 9")

With a window to the side of the property this double bedroom overlooks the surrounding area. The room has carpet to the floor, a wall-mounted radiator, ample power points and further benefits from a built in double wardrobe.



SHOWER ROOM (DOWNSTAIRS)

1.96m x 1.67m or (6' 4" x 5' 6")

With an opaque window to the front of the property, the shower room has laminate to the floor and comprises of a WC, wash hand basin set over a pedestal and a double cubicle with an electric shower. There is partial Perspex panels to the ceiling.



GARDEN

The property has good sized garden grounds, which are low maintenance. The front garden has a paved path leading to the property with decorative stone chips. The rear garden has a paved patio area and an area of lawn. To the rear, there is a garden shed and both gardens are fully 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**.

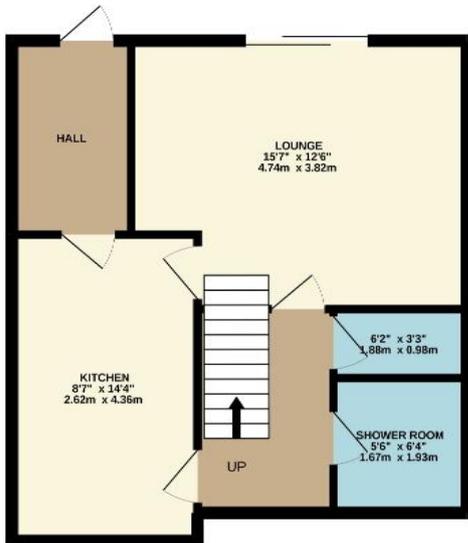
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.

Thinking of Selling?

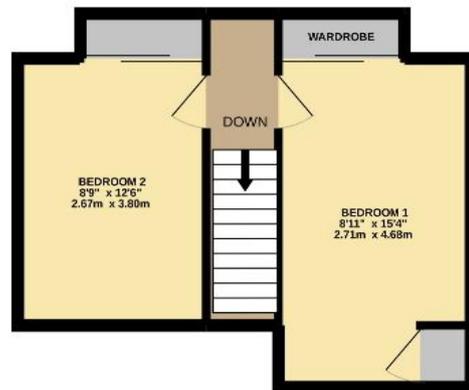
We would be happy to provide you with a **FREE** market appraisal of your home at your convenience.

For your **FREE** Valuation please call
01501 740 345

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

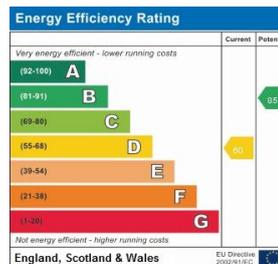


1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.

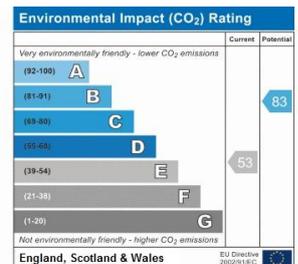


TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Address:
2 Bridgeside Avenue Whitburn West Lothian EH47 8HL



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:

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Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn