

39 KEPSCAITH CRESCENT, WHITBURN, WEST LOTHIAN EH47 8JF



Sneddon Morrison Estate Agents are delighted to bring this fantastic, 3-bedroom semi-detached villa to the open market. Situated within a popular area of Whitburn, the property is in good decorative order throughout and offers comfortable living. Comprising:

- Lounge, Kitchen, Conservatory, Three bedrooms, Bathroom, Front & Rear gardens, Garage & Driveway



This three-bedroom semi-detached villa lies in a sought after location and must be viewed to appreciate what is on offer.

Entry to the property is gained via a UPVC/glazed door into a vestibule, which in turn provides access directly into the lounge.

The lounge is of a good size and benefits from a large window to the front and French doors leading into the kitchen, both of which allow volumes of natural light. From here, access is gained into the kitchen and carpeted staircase to the upper level.

Set to the rear of the property, the modern kitchen has ample high gloss base and wall-units with coordinated worktops, a stainless steel sink with drainer and a full range of integrated/freestanding appliances. The room further benefits from sliding patio doors leading into the spacious conservatory, offering a great space to relax and entertain.

Upstairs, all three bedrooms are of neutral décor and have carpet to the floor. Bedroom one benefits from a triple built-in wardrobe providing adequate hanging and shelving space. The loft hatch can be found within bedroom two, which leads to the floored attic space.



The bathroom consists of a WC, a wall-mounted wash hand basin and a 'P' shaped bath with a mains shower over. The room has tiles to the floor, a heated towel rail and Perspex panels to the ceiling.

The property has gardens to the front and rear. The front garden is of partial open aspect and consists of an area of lawn with a paved and chipped driveway to the side leading to the single detached garage. The rear garden is of low maintenance with a paved patio surrounded with decorative stone chips. A timber perimeter fence encloses the rear garden.

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**

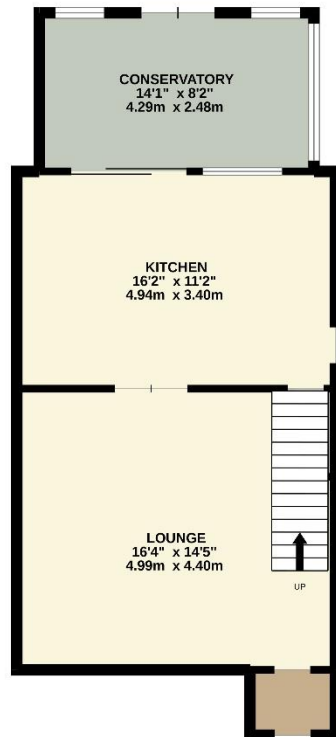
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

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

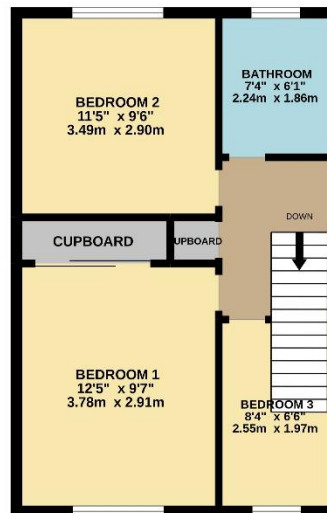
THINKING OF SELLING? - To arrange your **FREE** market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR
548 sq.ft. (51.0 sq.m.) approx.

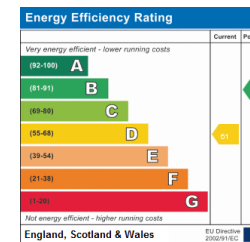


1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

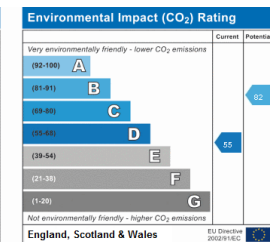


TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hdrpdx 05/22



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Branches at Bathgate, Livingston and Whitburn

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. S1106