



2 BEDROOM SEMI - DETACHED VILLA

8 BURNBRAE TERRACE, WHITBURN, EH47 8JT

Sneddon Morrison Estate Agents are delighted to offer this 2 bed semi-detached villa to the open market. Situated in a convenient location close to Whitdale Primary School, the property is in need of modernisation throughout however will make a great home for the discerning buyer. The property is 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 composite/glazed door with a window to the side, both allowing volumes of natural light. The hallway has carpet to the floor, power point and a large storage cupboard which house the boiler and electric meter/fuse box. From the hallway, access is gained to the lounge and the staircase to the upper level, which in turn provides access to the two bedrooms, shower room and loft space.

LOUNGE

5.73m x 3.18m or (18' 10" x 10' 05")

The lounge has a window to the front and rear of the property, making it a bright and airy room. There is carpet to the floor, two wall-mounted radiators, TV point and ample power points. The lounge further benefits from an electric fire with wooden surround.



KITCHEN

2.83m x 2.63m or (9' 03" x 8' 8")

Set to the rear of the property, the kitchen has windows to the side and rear plus a

composite/glazed door, leading into the rear garden area. There are ample base and wall units with coordinated worktops, a stainless steel sink with drainer, and splash back tiles. Free standing appliances include; cooker, washing machine and dryer with space for a free standing fridge/freezer.



BEDROOM 1

2.90m x 4.37m at widest point or (9' 06" x 14' 04")

Situated to the front of the property this spacious & bright double bedroom has two windows overlooking the street area. The room has carpet to the floor, a wall-mounted radiator and ample power points. The room further benefits from wall to wall wardrobes and a storage cupboard.



BEDROOM 2

2.76m x 4.03m or (9' 1" x 13' 03")

Overlooking the rear garden, this double bedroom has carpet to the floor, a wall-

mounted radiator, ample power points, TV point and a storage cupboard.



SHOWER ROOM

1.68m x 1.86m or (5' 06" x 6' 01")

With an opaque window to the rear, the shower room has wet room flooring, fully tiled walls, a heated towel rail and the suite comprises of a WC, a wash hand basin set over a pedestal and a walk-in electric shower.



GARDEN

The property has gardens to the front & rear. The front garden has a paved path to and around the side of the property and consists of an area of lawn with a retaining brick wall, various shrubs and bushes and is fully enclosed by a timber perimeter fence. The rear garden is fully paved with a garden shed and is enclosed by a combination of retaining brick wall and timber fence.



EXTRAS

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 740345**

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.

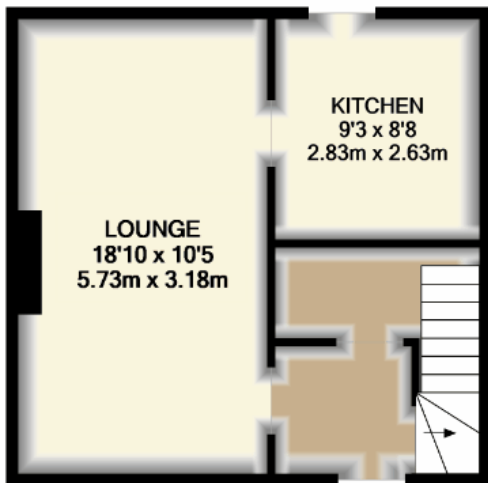
OFFICE CONTACT - Adam Laurie on **07970 586085** or Stacey Stirrat on **01501 740345**.

THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 740345** and ask for Adam Laurie or Stacey Stirrat.

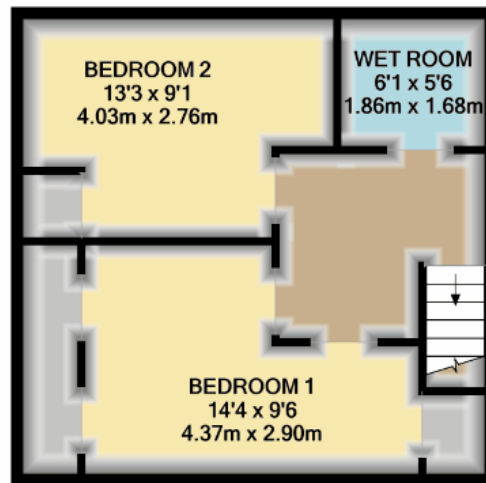
Thinking of Selling?

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
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
8 Bumbrae Terrace Whitburn West Lothian EH48 8JT

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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