

Offers Over £82,500



11 Loch Earn Way

Whitburn, EH47 0RU

This three bedroom upper villa flat would be an ideal first family home and is offered to the market as a chain free sale. Located close to the centre of Whitburn, the property is within short walking distance of schooling for all ages whilst there is a range of everyday amenities available in the town centre. Excellent road, rail and bus links are on offer in the area providing ample choices for those commuting for work.

The flat itself is deceptively spacious and enjoys excellent storage space throughout. Three double bedrooms are on offer whilst there is a well-proportioned living room, a fitted kitchen with ample room for everyday dining and a family bathroom with three piece white suite. Gas central heating and double glazing are on offer, with the gas fired combi boiler fitted in 2014 that has been serviced annually ever since. The property also benefits from a new roof installed in the recent past. Shared parking is on offer nearby, with the option to rent a garage from the local authority. There is a garden area at the rear where drying facilities are available.





Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or 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 only be used as such by any prospective purchaser.

| Energy Efficiency Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 70 | 78 |
| <small>EU Directive 2002/91/EC</small> | | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | 68 | 78 |
| <small>EU Directive 2002/91/EC</small> | | |

The traditional town of Whitburn boasts amenities catering for your everyday needs. There is a variety of shops and supermarkets, a health centre, a fitness centre with swimming pool, a library and other reliable local services. The town boasts a good choice of schools from nursery to secondary level. A more comprehensive range of facilities can be found in nearby Bathgate and Livingston. The town is ideally located with easy access to Edinburgh and Glasgow via the M8 motorway and the recently completed Armadale train station.

Entrance hall: 3.45m x 2.35m (11'4" x 7'9")

Living room: 4.18m x 3.97m (13'9" x 13'0")

Kitchen: 3.99m x 3.02m (13'1" x 9'11")

Bathroom: 1.99m x 1.71m (6'6" x 5'7")

Upper hall: 1.90m x 0.89m (6'3" x 2'11")

Bedroom 1: 5.04m x 3.01m (16'6" x 9'11")

Bedroom 2: 4.75m x 3.17m (15'7" x 10'5")

Bedroom 3: 3.46m x 3.04m (11'4" x 10'0")

Council Tax: B

EPC: C

Early internal viewing is recommended. Viewings are available seven days a week and are subject to an appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge.

*For further details, or to arrange a free market valuation of your property, please contact the office on **01501 741222** or log on to our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website.*

These particulars are produced in good faith and do not form any part of contract. Measurements are approximate, taken at their widest point via a laser device and act as a guide only.