



- Semi-Detached House
- Beautifully Presented Throughout-An Amazing Family Home
- 3 Double Bedrooms
- Modern Fitted Kitchen
- Bathroom & Shower Room
- Driveway, Garage & Gardens Front & Rear

**Alba Property View ...**

*"An amazingly, bright property with fantastic room proportions throughout and superb gardens, driveway and garage-An ideal family home."*



Alba Property are delighted to present to the sales market this immaculate, three-bedroom semi-detached home located on a great plot with spacious gardens, driveway and garage. Ideally placed for easy access to the motor links making it the perfect family home for the commuter. The accommodation is set over two levels and has been extremely well maintained and upgraded by the current owner making it a great home to move-in and start living. The property enjoys the modern comforts of gas central heating and double glazing. The generous proportions of this home makes it an ideal purchase for a growing family. The property has on offer; inviting entrance hallway, bright and airy lounge, ground floor modern shower room, striking fitted kitchen/diner with white high gloss units, three double bedrooms and the family bathroom. Externally the property provides generous garden to front and rear, driveway to side and detached garage. Further benefiting from fresh decor throughout and quality flooring and fittings. Early viewing advised.

### Accommodation

#### Entrance Hallway 27' 1" x 6' 6" (8.25m x 1.98m)

Behind its warm and welcoming exterior, you are invited into the entrance hallway with brick effect walls, spotlights, quality flooring and a metal bannister which makes a stunning first impression. Carpeted staircase leads to the upper landing. The hallway provides access to the lounge, kitchen, shower room and the rear garden. Handy store cupboard for all your household necessities.

#### Lounge 16' 8" x 11' 8" (5.08m x 3.55m)

Spacious, beautifully presented room decorated in neutral hues with a contrasting feature grey wall and and stylish flooring, perfect for cosy winter nights. A bright and airy room thanks to the large window to front.

#### Kitchen/Diner 16' 9" x 8' 2" (5.10m x 2.49m)

A well-equipped, striking fitted kitchen with a wide range of white base and wall mounted units and complementing worktops and co-ordinating splashback tiling to walls. Integrated oven, grill, 5 burner gas hob and space for a free-standing fridge/freezer and washing machine (no warranty on all white goods -washing machine not included). This spacious kitchen offers ample space for a dining table and chairs for enjoying family meals. Window overlooks the rear garden.

#### Shower Room 8' 1" x 3' 1" (2.46m x 0.94m)

A luxurious, contemporary shower room. Beautifully designed and finished to an incredibly high standard which enjoys a white three-piece suite comprising of w.c, wash hand basin with storage and shower cubicle. The stylish tiling to walls, floor and stainless heated towel rail completes the look. Window to rear.





### Upper Landing

The upper landing provides access to three double bedroom which are all spacious, airy, and beautifully presented. The bedrooms and the hallway have plush carpeting for maximum comfort. Hatch to the loft space.

#### **Bedroom 1 (at widest)** 17' 3" x 8' 3" (5.25m x 2.51m)

Fantastic double bedroom presented with fresh neutral decor with window overlooking the rear garden. Ample space for free-standing bedroom furniture as required.

#### **Bedroom 2** 11' 8" x 8' 9" (3.55m x 2.66m)

Front facing double bedroom of great proportions and space for free-standing furniture. A lovely room for relaxing after a busy day.

#### **Bedroom 3** 10' 1" x 8' 6" (3.07m x 2.59m)

Another generous bedroom with a built-in store. Window to front.



#### **Family Bathroom** 7' 4" x 6' 5" (2.23m x 1.95m)

The family bathroom completes the accommodation and comprises of white w.c, wash hand basin and corner bath with shower incorporated above. Appealing tiling to walls and floor completes the look perfectly. Opaque window to rear.

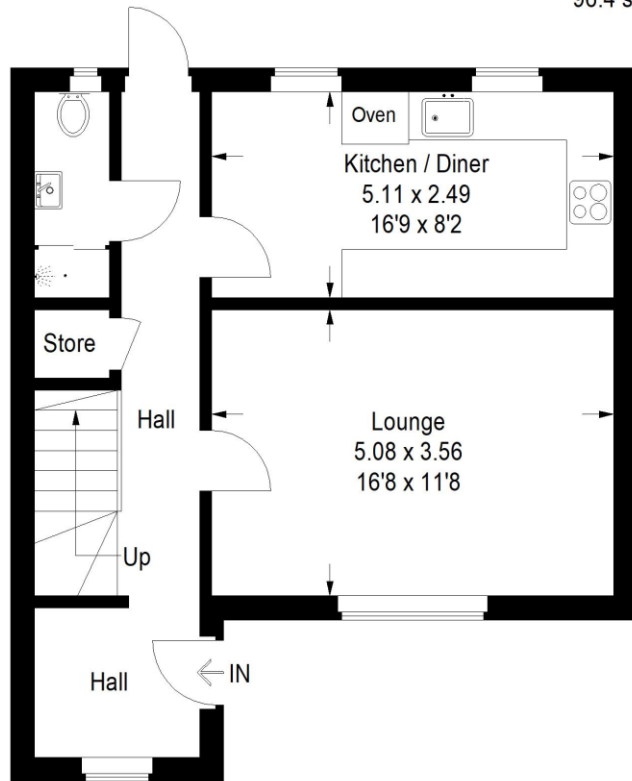
### Externally

This superb home is located on an enviable plot with large gardens to front and rear. The front garden is chipped with a multi-car driveway to the side. The rear garden is paved and laid to lawn and is the perfect spot for enjoying the summer months. Benefiting from a large brick-built garage with power and light. There is additional access to the garage via an up and over door and additional parking accessed via a road to the rear of the property.

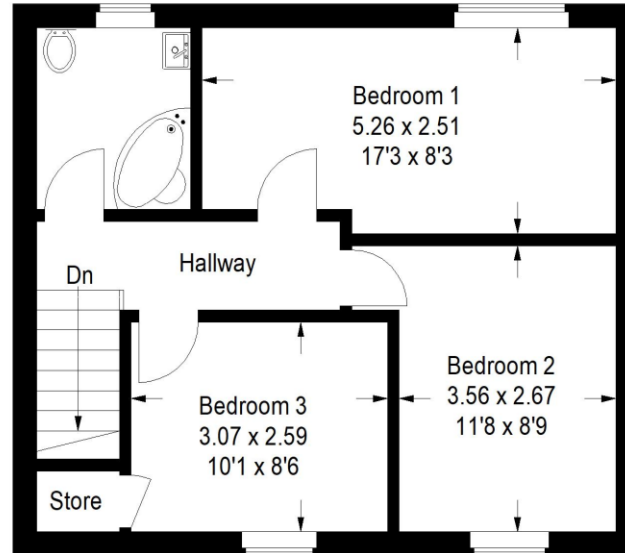


# 24 Ellen Street, Whitburn

Approximate Gross Internal Area  
96.4 sq m / 1038 sq ft



Ground Floor



First Floor

## Extras (Included in Sale)

All floor coverings, lights (except lounge), integrated 5 burner hob, oven, grill and free-standing washing machine.

## Area

Whitburn has a good selection of shops and local services, including nurseries, Primary and Secondary schools. Whitburn is well served by bus services and is well placed for accessing the M8 motorway network. Bathgate and Armadale Train Stations are also close by offering regular services to all major cities, making this an ideal location for the commuter.

## Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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