



- Detached Villa
- 3 Bedrooms with Built-In Storage
- Modern Fitted Kitchen
- 4 Piece Bathroom
- Driveway & Garage
- Enclosed Gardens

Alba Property View ...

"Stylish fitted kitchen, bedrooms with built-in storage and off-street parking-A great family home"



Situated within the popular town of Whitburn, West Lothian we are delighted to present to the sales market this detached, three bedroom family home with driveway, garage and enclosed gardens. The kitchen has been recently upgraded by the current owners and offers a wide range of base and wall units with the added bonus of integrated appliances. Boasting the modern comforts of gas central heating and double glazing. Accommodation comprises of front porch, three bedrooms all with built-in storage, bright lounge, stylish kitchen with light grey units and a four-piece bathroom. An ideal family home and first-time purchase.

Accommodation

Porch 8' 8" x 5' 4" (2.64m x 1.62m)

UPVC door gives access to the entrance porch which in turn gives access to the hallway. A great place to relax and perhaps enjoy a coffee and a book. Laminate flooring.

Entrance Hallway

The entrance hallway gives access to the lounge, bathroom and bedroom one. Laminate flooring.

Lounge (inc stairs) 18' 8" x 11' 3" (5.69m x 3.43m)

Bright and airy lounge with large window to front that allows an abundance of natural light. Carpeted staircase gives access to the upper landing and door gives access to the kitchen. Laminate flooring.

Kitchen 10' 1" x 10' 4" (3.07m x 3.15m)

Stylish, modern fitted kitchen with a wide range of light grey base and wall mounted units. This exceptionally well-appointed kitchen has been recently upgraded and has the added benefit of integrated appliances. Complementing worktops and splash backs complete the look perfectly. Ceiling spotlights. Laminate flooring. Door gives access to the rear garden.





Bedroom 1 12' 7" x 10' 8" (3.83m x 3.25m)

Spacious double bedroom supplemented with built-in storage. Ample space for free-standing bedroom furniture. Window to front. Laminate flooring.

Family Bathroom 14' 5" x 5' 8" (4.39m x 1.73m)

The family bathroom offers a white four-piece suite comprising of w.c, sink, circular corner bath and shower cubicle, Splash back tiling to walls. Two windows to the rear of the property. Vinyl flooring.

Upper Landing

The upper landing gives access to two further bedrooms. handy storage cupboard. Fitted carpet.



Bedroom 2 10' 6" x 9' 1" (3.20m x 2.77m)

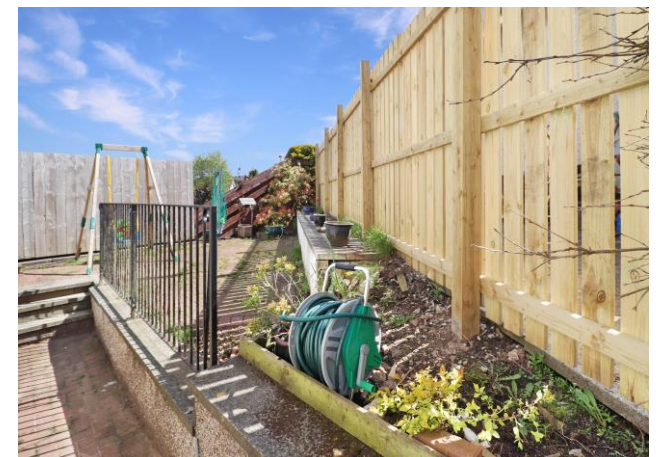
Second double bedrooms which offer built-in mirror wardrobes with sliding doors to one wall. Window to front. Fitted carpet.

Bedroom 3 9' 5" x 7' 3" (2.87m x 2.21m)

Single bedroom with useful storage cupboard. Window to rear. Fitted carpet.


Externally

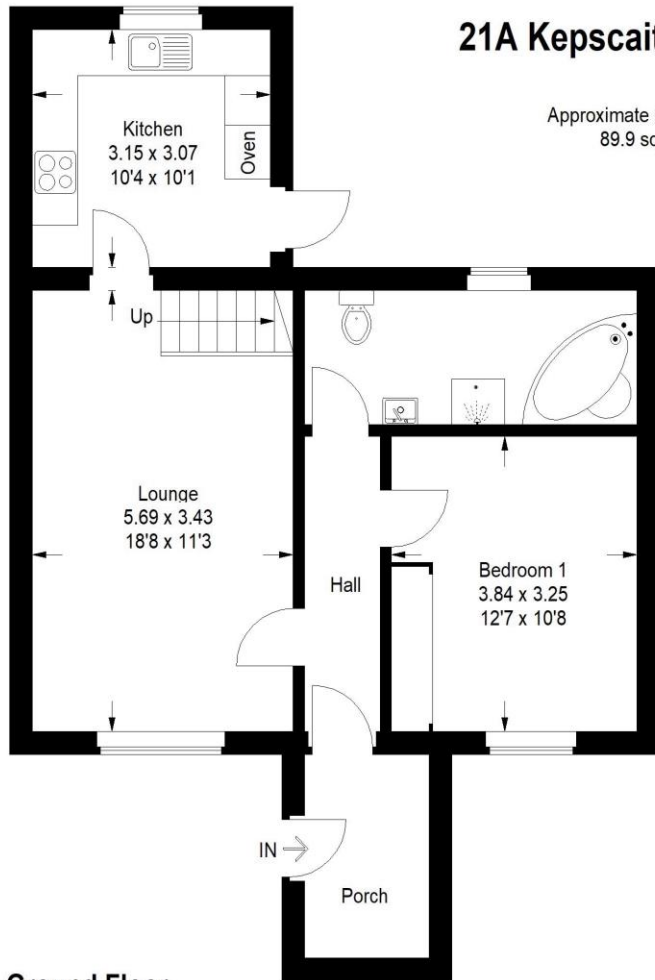
This ideal family home offers a driveway to side which leads to the garage. The enclosed rear garden is paved for easy maintenance and is the ideal spot to enjoy the summer months.



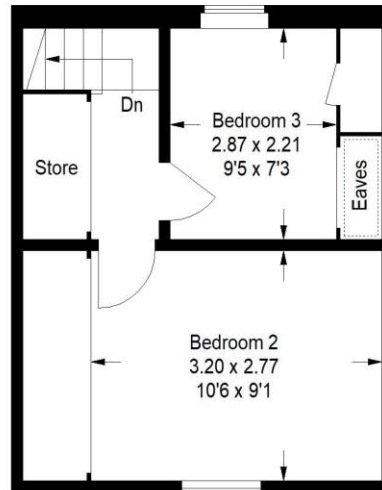
21A Kepscaith Road, Whitburn

Approximate Gross Internal Area
89.9 sq m / 968 sq ft

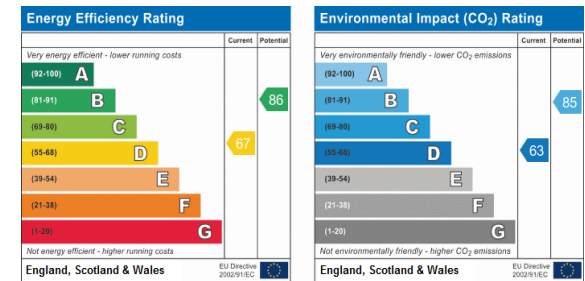
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, light fittings, integrated oven, hob, hood, washing machine and fridge/freezer.

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

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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