



13/15 East Main Street, Whitburn, West Lothian, EH47 0RA



RE/MAX PROPERTY

***** FANTASTIC REFURBISHMENT *****
***** MANY ORIGINAL FEATURES *****

Carol Lawton and RE/MAX Property are delighted to bring to the market this very beautifully renovated semi detached villa. Comprising of vestibule, hall, lounge/dining room, breakfasting kitchen, utility room, downstairs WC, 4 double bedrooms, 1 en-suite and a family bathroom. The property further benefits from having a rear garden and driveway for many vehicles. No 15 could be used as a work studio or shop with correct permissions.offers. The property has been completely refurbished and is a credit to the current owners. New heating, radiators, windows, doors, outside harling, kitchen, bathroom, en-suite, downstairs WC, plumbing, electrics, flooring and decorated throughout.

Don't Miss This One!!

Whitburn, West Lothian has a full range of shops, supermarkets, banks, financial services, pre/primary and secondary schooling, doctor surgery, leisure centre, swimming pool, bar sand restaurants. Whitburn is currently undergoing a rapid expansion with the new Heartlands development well underway which is to provide a further 2,000 residential homes as well as business park. The new motorway interchange is already in place giving Whitburn two access points directly to the M8 providing excellent commuting links to both Glasgow and Edinburgh with Armadale Train Station approx. 2.7 miles away providing a frequent and timely service to Edinburgh and Glasgow.

The home report can be downloaded from our website.

Freehold
Council tax band





Vestibule - 4' 1" x 3' 2" (1.232m x 0.976m)

Enter via a double wooden door with an amazing, glazed window above that lets the light flow in. Central spotlight and tiled flooring. Access to the entrance hall via a ½ glazed door.

Entrance Hall - 23' 0" x 4' 11" (6.999m x 1.502m)

Very welcoming hall with a window to the side of the property. Access to the lounge/dining room, kitchen, downstairs WC and stairs to the upper level. Downlighters, tiled flooring and radiator.

Lounge/Dining Room - 26' 6" x 11' 11" (8.080m x 3.624m)

Generous sized room with large windows to the front of the property. Feature ceiling light, LED lights above the picture rail, wood burning stove with hearth, carpet flooring and a radiator.

Dining Area - 10' 9" x 10' 6" (3.270m x 3.206m)

Fabulous area with a feature ceiling light and continuation of LED lights above the picture rail, wood laminate flooring and a radiator.

Breakfasting Kitchen - 15' 3" x 8' 7" (4.653m x 2.625m)

Stunning, high spec room with windows to the side and rear of the property. Comprising of high gloss base and wall units, beautiful granite work tops, splash back tiling and a 1 and ½ sink with a modern mixer tap. Integrated induction hob, double oven, fridge/freezer and a dishwasher. Downlighters, LED lights above counter top units, tiled flooring, built-in plinth hoover and a vertical radiator. Space for a table and chairs. Access to the utility room.

Utility Room - 5' 11" x 5' 9" (1.806m x 1.760m)

Attractive room with a ½ glazed door leading to the rear garden and a window to the side of the property. Downlighters, high gloss base unit, complimentary work top, tiled flooring and plenty of space for a washing machine and tumble dryer.

Downstairs WC - 3' 10" x 2' 10" (1.173m x 0.869m)

Handy room comprising of a white WC and sink with a chrome mixer tap and vanity unit below. Downlighters, tiled walls, tiled flooring and an extractor fan.

Stair/Upper Landing - 21' 6" x 3' 11" (6.558m x 1.185m)

Rise the carpeted stairs to the bright and airy upper level which then gives access to the bedrooms, family bathroom and the loft space. There are 2 windows the rear of the property. LED lights on each stair, downlighters, carpet flooring, storage cupboard and 2 radiators.

Master Bedroom - 21' 11" x 9' 4" (6.688m x 2.840m)

Fabulous room with large windows to the front of the property. Downlighters, fitted double wardrobes, carpet flooring and a radiator. Access to the en-suite.

En-Suite - 7' 1" x 5' 4" (2.158m x 1.628m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and storage below, a corner walk-in shower cubicle with a mains operated shower and a rainfall shower head and separate handset. Downlighters, fully tiled walls, vinyl flooring, mirror wall cabinet and a radiator.

Bedroom 2 - 21' 11" x 10' 6" (6.669m x 3.208m)

Extremely spacious room with windows to the front of the property. Downlighters, fitted double wardrobes offering excellent hanging and storage space, carpet flooring and a radiator.

Bedroom 3 - 14' 1" x 9' 9" (4.292m x 2.966m)

Beautiful room with windows to the rear of the property. Downlighters, carpet flooring and a radiator.

Bedroom 4 - 11' 9" x 9' 6" (3.578m x 2.902m)

Another great double room with windows to the front of the property. Downlighters, carpet flooring and a radiator.

Family Bathroom - 7' 8" x 7' 10" (2.338m x 2.394m)

Impressive, modern room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome waterfall mixer tap and high gloss vanity storage, Jacuzzi bath with a chrome waterfall mixer tap and an overhead rainfall shower head with a glass screen. Downlighters, partially tiled walls, vinyl flooring, built-in shelf and a sleek chrome radiator.

Rear Garden -

Fully enclosed, large garden area with access from the front via wooden gates and a tunnel. There is a sandstone patio area, outside tap, outside lights and a sunroom/workshop that the current vendors use as storage. There is mono bloc parking for numerous vehicles and new fencing and gates.

No 15 - 9' 2" x 5' 6" (2.784m x 1.669m)

Enter via a wooden front door into this spacious room that has a window to the front and another UPVC door leading to the rear. Central strip light fitting, carpet flooring and offering an abundance of storage space. This could be used as a work studio or shop with correct permissions.





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“Nobody in the world sells more property than RE/MAX”



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
[92-100] A			[100-100] A
[81-91] B			[85-93] B
[69-80] C			[69-80] C
[55-68] D			[55-80] D
[39-54] E			[39-54] E
[21-38] F	60		[21-38] F
[1-20] G		76	[1-20] G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



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