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5 Kepscaith Rd, Whitburn

Offers Over £160,000

- Extended Semi Detached Villa
- High Quality Finishings
- 3 Bedrooms
- Bespoke Kitchen
- Open Plan Accommodation
- Multi Fuel Burning Stove
- Off Street Parking With Garage
- Early Viewing Advised



5 Kepscaith Rd, Whitburn

Accommodation

5 Kepscaith Road, Whitburn is an extended semi detached villa situated in a residential estate. This property is presented to the market in truly walk in condition and is a well maintained property with quality fittings throughout. The open plan living style makes it a modern, contemporary family home. The current owners have lived here since the property was built and over the years have extended it adding a bespoke kitchen, family area and utility area. The property benefits from gas central heating, double glazing, oak style doors, solid oak flooring on ground floor, fresh neutral decor and good storage. Early viewing is strongly advised as a property of this standard is rare to the market.

Descriptions

The property is entered from the front to the reception porch that gives access to the lounge. The spacious and naturally bright lounge is open plan to the dining area that then gives access to the kitchen/ family area. The lounge has a feature fire place and family area has a multi fuel burning stove. French doors from the family area gives access to the rear garden. The newly installed bespoke kitchen is enhanced with unusual granite work tops and high spec white goods. Luxair ceiling extractor fan, wall mounted double ovens and contrasting work tops. The kitchen is also open plan to the utility area. The utility area is finished to the same standard as the kitchen and has a wall mounted microwave oven. There is a walk in storage cupboard and a door gives access to the side of the property.

The upper level has three good size bedrooms, bedroom one has two built in wardrobes and bedroom three has a built in cupboard. The family bathroom is finished to a good standard and has a shower above the bath

Outside

To the front is a well-kept garden that is laid to lawn with borders of flowers and plants. A garden to the rear is also laid to lawn. There is a good size mono bloc driveway giving ample off street parking and access to the garage.

Local Area

Whitburn is a popular town centrally situated in West Lothian. Livingston and Bathgate are 15 minutes and 10 minutes by car respectively. Easy access to the M8 and M9 motorway networks ensures swift travel times throughout the Central Belt and beyond. The opening of the new train stations in Armadale and Bathgate provide frequent high-speed links to Glasgow and Edinburgh. Whitburn offers a good range of local shops, with more extensive high street favourites available at The Centre in Livingston.

Lounge

4.36m x 4.95m (14'4" x 16'3")

Dining Area

3.50m x 2.45m (11'6" x 8'0")

Kitchen/.Family Area

3.21m x 4.86m (10'6" x 15'11")

Utility Area

3.37m x 2.38m (11'1" x 7'10")

Bedroom

4.29m x 2.78m (14'1" x 9'1")

Bedroom

3.14m x 2.83m (10'4" x 9'3")

Bedroom

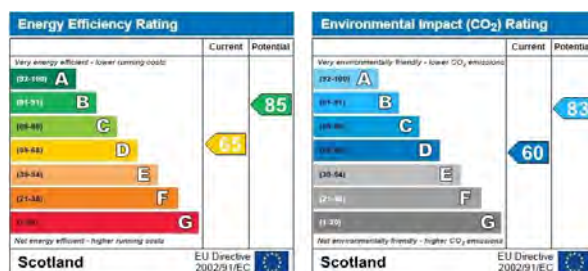
3.1m x 2.00m (10'2" x 6'7")

Bathroom

1.93m x 2.00m (6'4" x 6'7")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



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