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## 39 Polkemmet Road, Whitburn

Offers Over £90,000

- Spacious Mid Terrace House
- 2 Bedrooms
- Box Room
- Breakfasting Kitchen
- Enclosed Garden
- Mono Bloc Driveway
- Gas Central Heating
- Great First Time Buy



# 39 Polkemet Road, Whitburn

## Description

Spacious mid terrace villa situated in a popular locale within the town of Whitburn. This property would benefit from some internal cosmetic upgrading but would make a fantastic starter home. The property further benefits from gas central heating, double glazing, enclosed rear garden and a mono bloc driveway.

## Accommodation

The good size accommodation is arranged over two levels. The lower level comprises: generous lounge with a wall mounted electric fire. The good size kitchen diner has wall and base units with complementary work tops. There is a door given access to the garden.

The upper level houses two double bedrooms and a box room. Bedroom one has built in wardrobes, bedroom two has a built in cupboard housing the gas boiler. The bathroom has been converted to a wet room.

## Outside

The garden to the rear is enclosed and low maintenance. There is a gate given access to the side passage. The garden to the front is laid to mono bloc and could be used for off street parking.

## 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

5.53m x 3.20m (18'2" x 10'6")

## Kitchen Diner

3.12m x 3.25m (10'3" x 10'8")

## Bedroom

2.84m x 3.90m (9'4" x 12'10")

## Bedroom

2.62m x 3.81m (8'7" x 12'6")

## Box Room

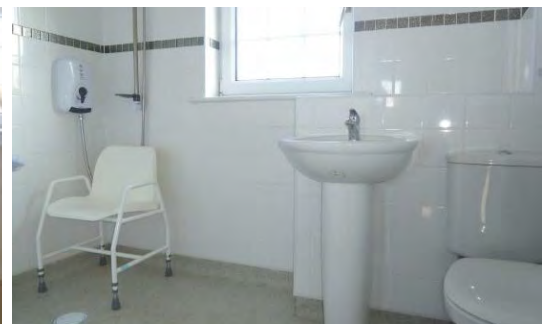
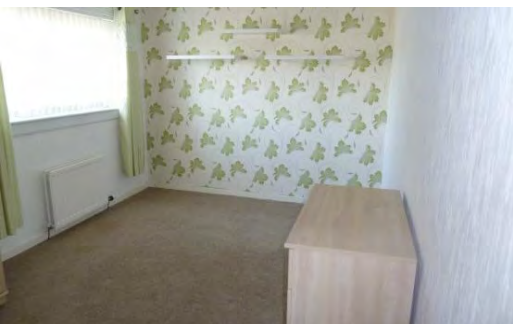
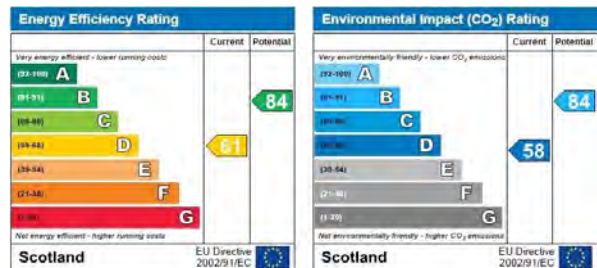
1.90m x 1.88m (6'3" x 6'2")

## Wet room

2.84m x 2.60m (9'4" x 8'6")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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