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sneddons
solicitors & estate agents **S.S.C.**



23 Hens Nest Road, East Whitburn

Offers Over £175,000

- Spacious detached villa
- 3 Bedrooms
- Kitchen/Diner
- Enclosed rear garden
- Ample off street parking
- Good access to M8 and M9



23 Hens Nest Road, East Whitburn

Description

Beautifully presented to the market is this spacious detached villa, situated in East Whitburn on the edge of the countryside in an ideal location for commuting to Glasgow, Falkirk and Edinburgh.

Accommodation is arranged over two levels with the lower level comprising: entrance porch with WC, reception hallway, a naturally bright and airy lounge which has double doors giving access to the spacious modern dining kitchen. The kitchen has ample base and wall units, five ring gas hob, double wall mounted electric oven and patio doors giving access to the rear garden. The upper level has three good size bedrooms and a family bathroom

Externally to the rear is an enclosed low maintenance garden, to the front is a good size garden laid to lawn with view towards the open countryside, to the side is a driveway giving ample off street parking.

The property further benefits from gas central heating, double glazing and fresh decor throughout.

Early viewing is highly recommended as this lovely family home is in walk in condition and should be in demand.

Local Area

East Whitburn is a popular village centrally situated in West Lothian. Livingston and Bathgate are 15 minutes and 10 minutes by car respectively and 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

3.5m x 4.95m (11'6" x 16'3")

Kitchen

4.70m x 3.25m (15'5" x 10'8")

Downstairs WC

0.85m x 1.70m (2'9" x 5'7")

Bedroom 1

3.30m x 3.35m (10'10" x 11'0")

Bedroom 2

2.45m x 3.80m (8'0" x 12'6")

Bedroom 3

2.70m x 2.60m (8'10" x 8'6")

Bathroom

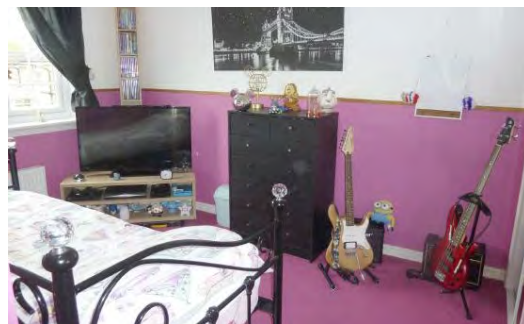
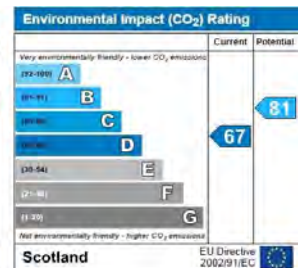
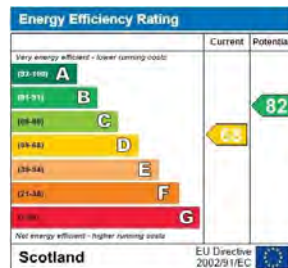
2.40m x 1.85m (7'10" x 6'1")

Contact Us

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



GROUND FLOOR APPROX. FLOOR AREA 434 SQ.FT. (16.3 SQ.M.)
 1ST FLOOR APPROX. FLOOR AREA 437 SQ.FT. (16.0 SQ.M.)
 TOTAL APPROX. FLOOR AREA 871 SQ.FT. (81.0 SQ.M.)
We have every attempt to ensure the accuracy of the floor area obtained from measurements of doors, windows, rooms and any other items and for responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Meas and Mtrngs (2012)



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