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7 Chapelton Avenue

Polbeth, West Calder, EH55 8SN

Offers over £125,000



Spacious 3 Bedroom Family home situated on a good sized plot within a popular residential area in Polbeth.

Viewing is essential to fully appreciate the potential that this property has to offer.



Description

Situated on a good sized plot in a popular residential area within the town of Polbeth is this semi detached family home. The property would benefit from some internal cosmetic upgrading but has excellent potential. It further benefits from gas central heating, double glazing, good storage and off street parking.

The accommodation is arranged over two levels and includes on the lower level a reception hallway, a spacious lounge which has aspects to the front and rear making it naturally light and airy. The kitchen has wall and base units and work surfaces. The wet room completes the ground floor.

The upper level has three good sized bedrooms with bedroom two and three having built in storage cupboards.

Viewing is essential to fully appreciate the potential and space that this property has to offer.

Outside

There are good sized gardens to the front and rear primarily laid to lawn. A driveway provides ample off street parking.

Local Area

The village of Polbeth is conveniently situated along the A71 and thus offers excellent transport links for the commuter. A nearby rail station in West Calder offers a regular service in either direction to Edinburgh and Glasgow. Everyday services are on offer in Polbeth including a nursery, primary school and a grocery store. A more comprehensive range of schooling and other amenities are available in nearby West Calder. There is also an excellent bus service that also links West Calder with Edinburgh and the surrounding towns and villages. Located approx 2 miles from Livingston, where you will find a wealth of shopping opportunities in The Centre and Livingston Designer Outlet Centre. For outdoor pursuits there is a range of walking opportunities in the nearby countryside and woodland walks and for the golf enthusiast Harburn golf club is nearby.

- Lounge 19'4" x 11'7" (5.9 x 3.55)
- Kitchen 7'10" x 9'2" (2.4 x 2.8)
- Wet Room 4'8" x 9'1" (1.44 x 2.77)
- Bedroom 1 10'6" x 12'4" (32.5 x 3.76)
- Bedroom 2 12'11" x 8'8" (3.96 x 2.65)
- Bedroom 3 7'10" x 9'2" (2.40 x 2.8)

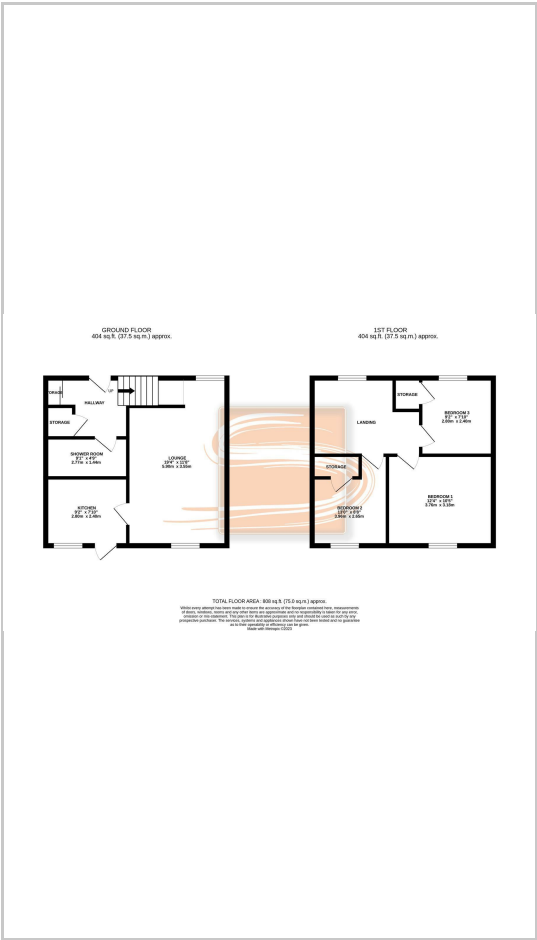
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

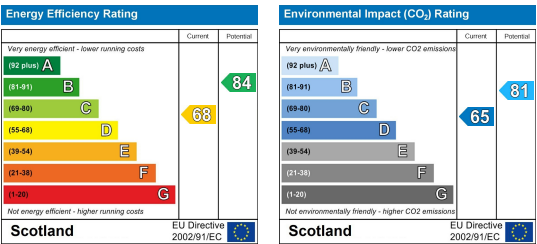
Area Map



Floor Plans



Energy Efficiency Graph



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