

51 BURNSIDE CRESCENT, SHOTTS, ML7 4JQ



IDEAL INVESTMENT- Sneddon Morrison Estate Agents are delighted to offer this well presented two-bedroom mid-terrace villa, to the open market. This property requires modernisation throughout however offers comfortable living in a convenient location.

Comprising:

- Entrance hallway, Lounge/Dining area, Kitchen, Two Bedrooms, Bathroom & Gardens to front & rear



This two-bedroom mid-terrace villa will make an excellent project and should be viewed to appreciate what is on offer.

The house flows seamlessly from the minute you enter the front door with access from the hallway gained to the lounge, kitchen and the carpeted staircase to the upper level where we access the two bedrooms, bathroom and attic space.

Overlooking the garden and street area, the lounge is a spacious room with carpet to the floor. From here, access is gained to the kitchen, which has base and wall units with coordinated worktops and space for a range of free standing appliances. The room has a built in storage cupboard and a PVCU/glazed door, which provides access to the rear garden.

Upstairs, there are two good-sized bedrooms, both of which have carpet to the floor. Bedroom one is situated to the front of the property and benefits from two storage cupboards which provide adequate shelving and hanging space. Bedroom two is located to the rear and also benefits from two storage cupboards.

The bathroom consists of a WC, wash hand basin set over a pedestal and a bath with electric shower over. The room further



benefits from tiles to the floor and partially tiled walls.

The front garden is fully enclosed by a timber perimeter fence and consists of monoblock path leading to the property with an area of lawn. The rear garden consists of an area of lawn and paved path which lead to the rear entrance of the property. The garden includes an outbuilding which is ideal for storing garden equipment.

Key Information:

Home Report Valuation: £95,000

Total Floor Area: 77 m²

Council Tax: A - £927.31

EXTRAS

Can be discussed and agreed with the Seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

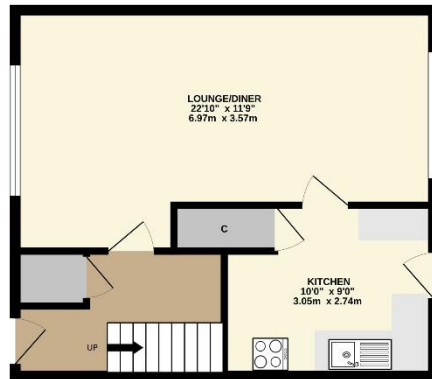
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

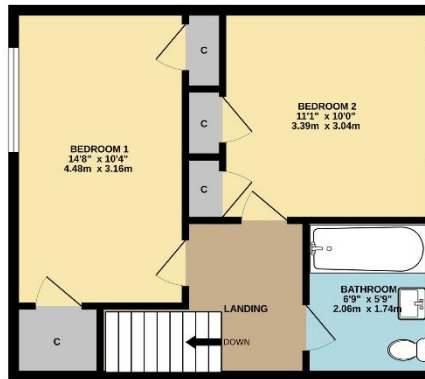
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

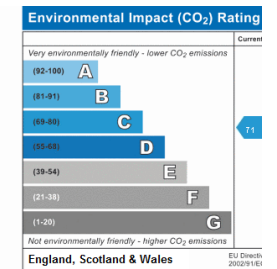
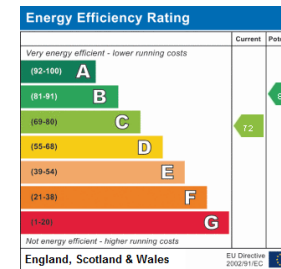


1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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All Enquiries to:

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Email: ss@sneddons-ssc.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106