

59 STRATHLOGIE, WESTFIELD, WEST LOTHIAN EH48 3DA



FIRST TIME BUYER! Sneddon Morrison Estate Agents are delighted to offer this 3 bedroom mid-terrace villa, with gardens to the front and rear, to the open market. The property is in good order throughout and will make an excellent property for the discerning buyer. Comprising:

- Hallway, Lounge, Kitchen, Dining area, Three Bedrooms, Bathroom, Gardens to Front & Rear



This well located three-bedroom mid-terrace villa, is located within a convenient location in the village of Westfield, and should be viewed to appreciate what is on offer.

The house flows seamlessly from the minute you enter the hallway, which provides access to the lounge and the carpeted staircase. From here, we gain access to the three bedrooms, bathroom and loft.

The spacious lounge is set to the front of the property with a large window overlooking the garden area. The kitchen has ample base and wall-units with coordinated worktops, a stainless steel sink with drainer and a full range of freestanding/integrated appliances. The room further benefits from a storage cupboard and a PVCU/glazed door, which provides access to the rear garden.

There are three good-sized bedrooms within the property, which have either carpet or laminate to the floor. Bedroom one and three both benefit from built-in wardrobes, which provide adequate hanging and shelving space.

The bathroom consists of a WC, wash hand basin set over a vanity unit and a bath with electric shower over. The room further benefits from tiles to the floor, a wall-



mounted electric heater and fully tiled walls.

The front garden is fully paved, offering a lovely spot to relax, entertain and enjoy the sunshine. The rear garden is laid with decorative stone chips and a paved path leading to the property. Both gardens are fully enclosed with a timber perimeter fence.

Home Report Value £130,000

Total Floor Area – 87 m²

Council Tax: A - £927.31 per year

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**

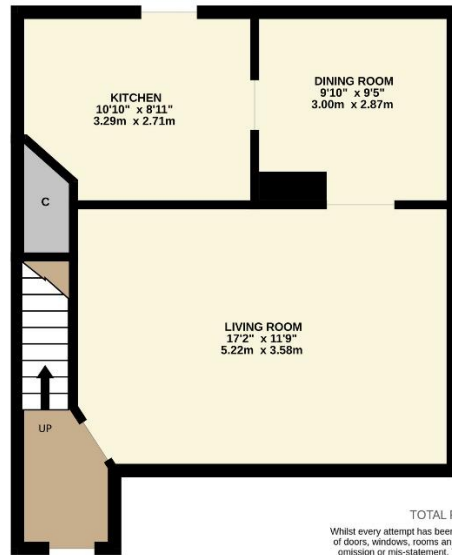
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

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

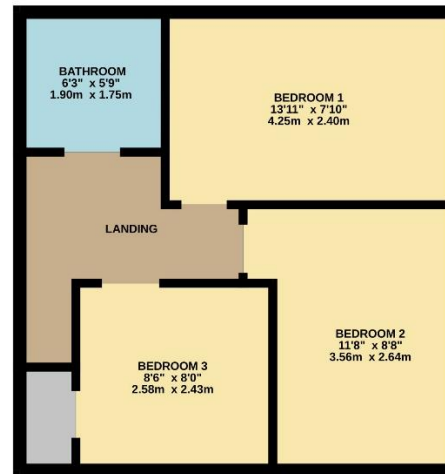
THINKING OF SELLING? - To arrange your **FREE** market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

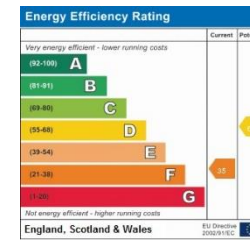


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

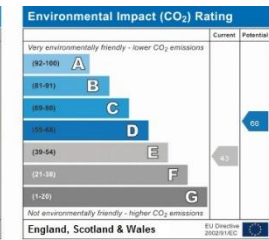


TOTAL FLOOR AREA: 778 sq.ft. (72.2 sq.m.) approx.

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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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