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17 Briar Gardens

Whitburn EH47 8LT

Offers Over £114,995

Caesar & Howie

Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this immaculately presented two bedroom semi detached villa. The property is set within a quite cul-de-sac in the popular town of Whitburn. It boasts spacious accommodation throughout, well maintained garden ground to the front and rear and further benefits from ample on street parking nearby. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Kitchen**
- **Two bedrooms**
- **Box room**
- **Modern shower room**
- **Gardens**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: D**

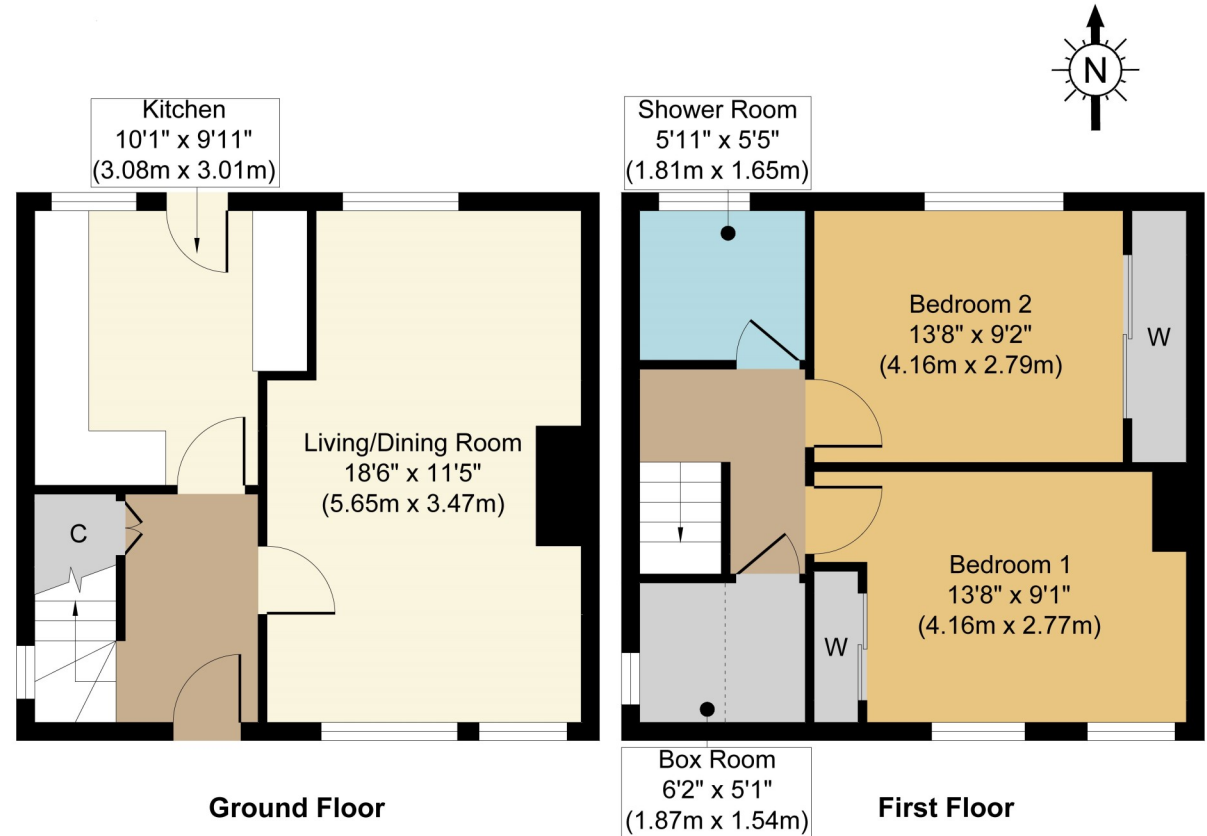
Extras: All floor coverings, blinds, curtains and light fittings. Other items available by negotiation.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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