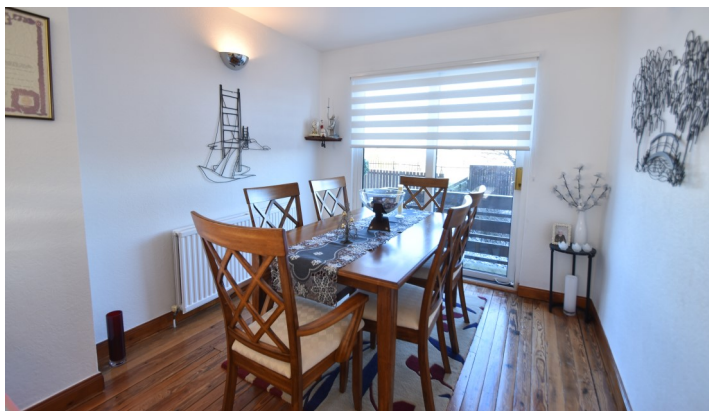




38 Gilchrist Crescent  
Whitburn EH47 8NG  
Offers Over £168,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 38 Gilchrist Crescent

Whitburn EH47 8NG

A superb family home is offered from this well presented and substantially extended semi villa, set in a sought after area and well placed for schools and amenities. Features include a large modern fitted kitchen with ample breakfast space, integrated appliances and feature TV sitting room overlooking the gardens. Bright lounge/dining with patio doors and also additional shower/W.C to ground floor. Both bedrooms are sizable and many extras can be available including furniture. Low maintenance large rear garden and driveway to side. Flexible entry/Chain free.

- Entrance porch & hallway
- Spacious lounge/dining
- Ultra modern fitted kitchen/breakfast room
- Utility area and Shower room
- Sitting /TV room
- Two double bedrooms
- Bathroom
- GCH & DG
- Large landscaped garden
- Driveway
- Council Tax Band B

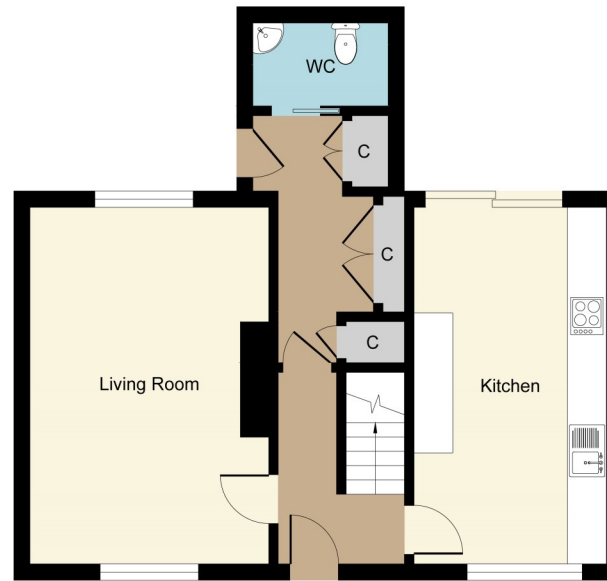
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



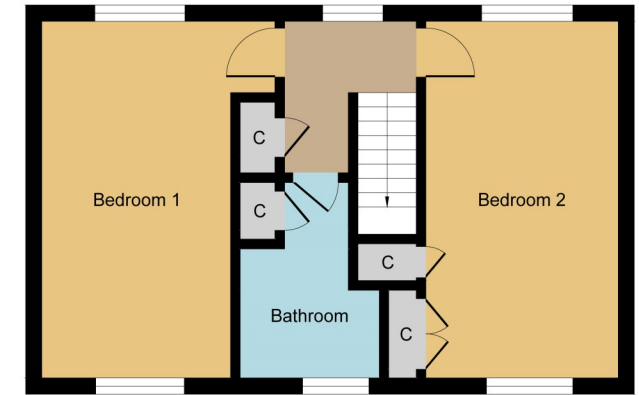


38 Gilchrist Crescent

## 38 Gilchrist Crescent



Ground Floor



First Floor



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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