



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7 Burnbrae Terrace

Whitburn, Bathgate, EH47 8JT

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This two-bedroom ground-floor flat in Whitburn is a well-presented residence that is neutrally decorated throughout. It features bright and airy accommodation, and includes a well-appointed kitchen fitted with a breakfast bar and a modern bathroom with a three-piece suite. It also has excellent storage to help keep the interiors neat and tidy. Located close to the local primary school, the property has a fantastic setting within easy reach of the town's amenities and transport links, as well as the surrounding countryside. Furthermore, it offers an equidistant commute to Edinburgh and Glasgow, making it ideal for downsizers, small families, professionals, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, and a dishwasher to be included in the sale.

Factor: the development is factored by Curb Factoring for approximately £100 annually. This cost covers gutter and shrub maintenance.

Property Summary

- A ground-floor flat with neutral interiors
- Part of an established residential development
- Convenient location in the town of Whitburn
- Naturally-lit hall with generous storage
- Dual-aspect living and dining room
- Well-appointed breakfasting kitchen
- Two double bedrooms with storage
- 3pc bathroom with overhead shower
- Communal and private gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F
- Home Report Value - £105,000





Dual-aspect living and dining room, a well-appointed breakfasting kitchen and two double bedrooms with storage



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dream property!



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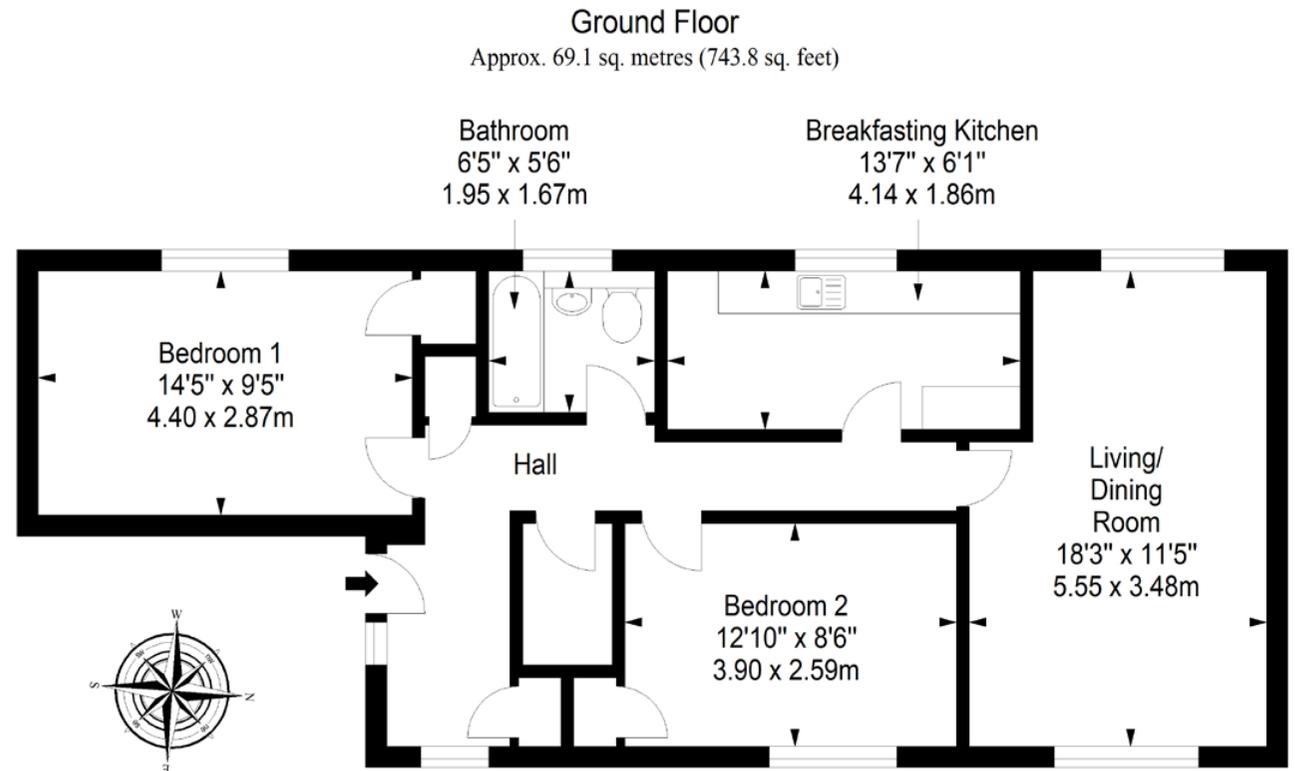
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 69.1 sq. metres (743.8 sq. feet)