7 Drysdale Avenue, Whitburn

Offers Over **£150,000**

7 Drysdale Avenue

Whitburn

This beautifully presented two bedroom end terraced home on Drysdale Avenue offers generous living space, excellent storage and a fantastic south facing rear garden. Stylish and welcoming throughout, the property has been thoughtfully finished to create a home that is both practical and comfortable, with a lovely flow between the living spaces and garden.

Stepping inside, the entrance hallway is bright and welcoming, with the staircase to the left and useful space for coats and shoes. To the right is the lounge, an inviting room with a large front facing window bringing in plenty of natural light. Soft neutral tones, carpeting and decorative coving give the room a smart, polished finish.

The lounge opens beautifully into the dining area, creating a spacious yet well defined setting for everyday living and entertaining. French doors open directly onto the rear garden, allowing the dining space to really come into its own during the warmer months.

Straight ahead from the hallway is the kitchen, fitted with sleek white gloss cabinetry, contrasting worktops and contemporary tiled splashbacks. Integrated double ovens sit alongside generous worktop and storage space, while a pantry cupboard, cleverly concealed behind a sliding barn style door, is a great addition. A side door leads directly outside to the side and rear of the property.

Upstairs, the family bathroom is positioned to the left and is finished with contemporary grey tiling, a white suite, vanity storage and bath with shower above.

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Bedroom two sits ahead and is a well proportioned double room with fitted storage. To the front is the generous principal bedroom, a bright and attractive space with an excellent wall of mirrored fitted wardrobes. Two further storage cupboards upstairs add to the home's already impressive storage.

Outside, the rear garden is undoubtedly one of the standout features. Generous in size and enjoying a desirable south facing aspect, it is predominantly laid to lawn with mature hedging and a seating area positioned directly outside the French doors. With plenty of room for outdoor dining, entertaining and simply enjoying the sunshine, it is a fantastic extension of the living space during the summer months. The end terraced position also provides convenient side access.

Beautifully presented with spacious interiors, two double bedrooms, excellent fitted storage and a superb south facing garden, this is a lovely home with plenty to offer. Drysdale Avenue combines comfortable modern living with fantastic outdoor space and is sure to appeal to a wide range of buyers.

Drysdale Avenue enjoys an excellent position within the popular West Lothian town of Whitburn, with the town's Main Street just a stone's throw away, placing shops, cafés and everyday amenities within easy walking distance.

The location is particularly convenient for families, with Whitdale Primary School, Croftmalloch Primary School and Whitburn Academy all within walking distance. Whitburn Community Centre is also close by, offering soft play and a variety of activities for children and the wider community, while Xcite Whitburn provides further fitness and leisure facilities.

For those who enjoy the outdoors, Polkemmet Country Park is only a short distance away, with woodland walks, open green spaces, a golf course and plenty of opportunities to enjoy the outdoors.

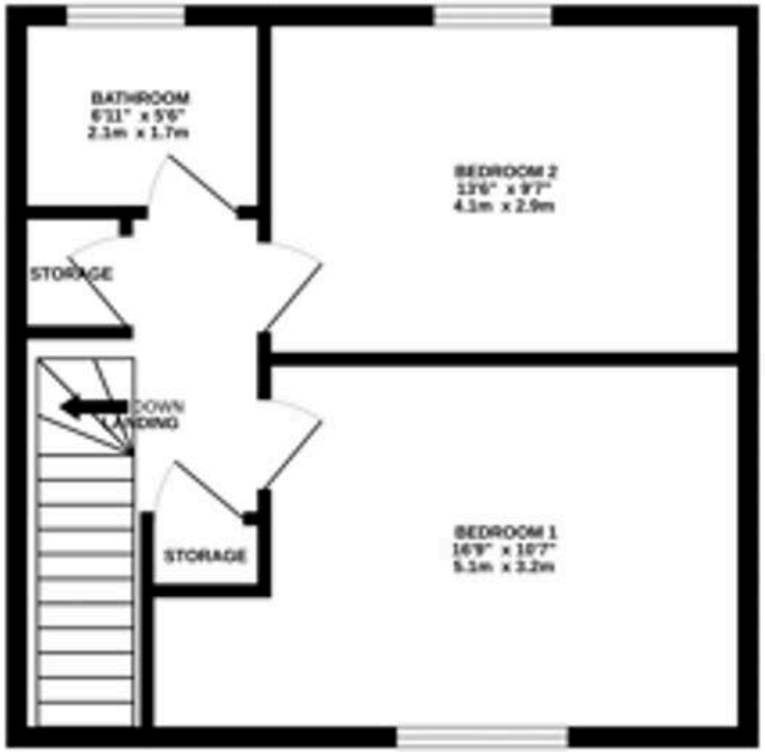
Whitburn is also exceptionally well connected for commuters, with easy access to the M8 providing convenient links towards Edinburgh, Glasgow and across the central belt. Armadale and Bathgate railway stations are both within easy reach, while Livingston is nearby for an extensive choice of shopping, dining and leisure facilities.

With the Main Street on the doorstep, excellent schooling, leisure facilities and strong transport links close at hand, Drysdale Avenue is a fantastic location for families and commuters alike.

Home Report Value- £155,000
EPC - C

GROUND FLOOR

1ST FLOOR



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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