




McEwan Fraser Legal
Solicitors & Estate Agents
01506 537 100

39 Polkemmet Road

WHITBURN, WEST LOTHIAN, EH47 0NY



This is a beautifully appointed terraced villa set within a popular residential area. The property has been well maintained both inside and out by its owners and is presented to the market in move-in condition.

Entrance is via the reception hall with stairs leading to the upper level. The lounge is pleasantly situated to the front of the property with a lovely outlook to the front with an open plan leading to the kitchen. The kitchen/ dining area has a full range of modern floor and wall



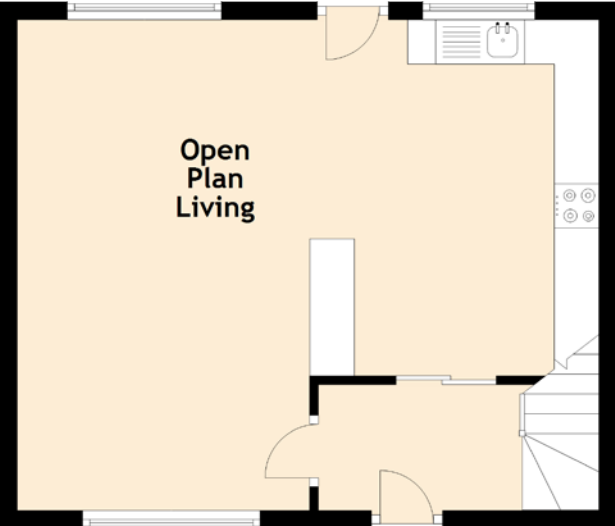
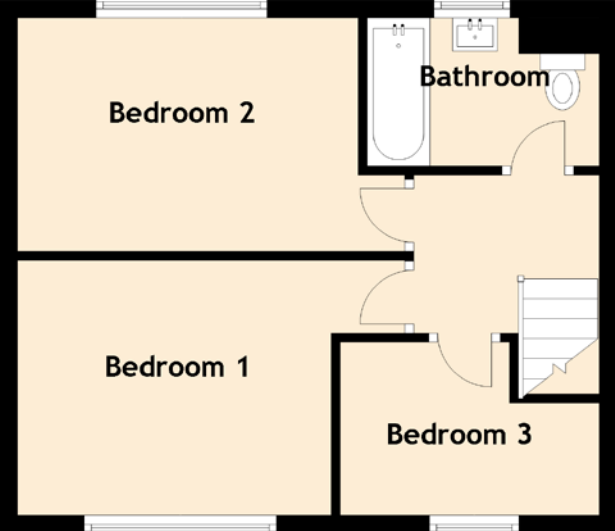
mounted units. The dining area is a good size with access to the rear gardens.

To the upper level, there are three bedrooms, the family bathroom completes the accommodation on offer.

The property features gas central heating and double glazing. Off-street parking is provided to the front of the property. There are well-maintained gardens to front and rear. In particular, the rear gardens are low maintenance with a secure fence surrounding.



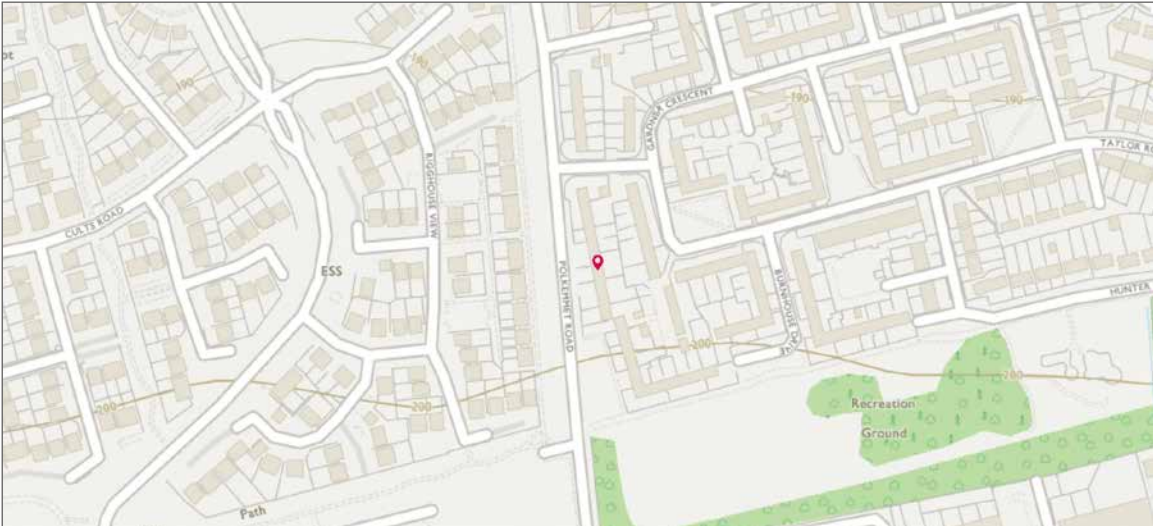
bedrooms & bathroom



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.54m (21'5") x 5.51m (18'1")
Bedroom 1	2.84m (9'4") x 2.00m (6'7")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	2.95m (9'8") x 1.93m (6'4")
Bathroom	2.59m (8'6") x 1.65m (5'5")

Gross internal floor area (m²): 72m²
EPC Rating: C





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Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer