

Discreetly positioned within a private development which comprises five newly built two bedroom "Mews style" modern terraced homes set midway between Front Street and North Guards within the picturesque village of Whitburn, this beautifully presented mid terraced home complete with undercroft parking and electric car charge point, offers a fresh contemporary living space which is easy to maintain and economic to run.

Internal accommodation comprises reception hall, ground floor WC, open plan living room and kitchen with breakfast bar and integrated appliances including Bosch oven with integral air fryer, 2 bedrooms and an en-suite shower room. Benefiting from LVT flooring, low energy dual tariff Dimplex Quantum electric night storage heating, low energy hot water via air source and electric combination, high acoustic insulated triple glazing throughout, latest ventilation/extract system throughout the property, Dimplex HUB and Equipment providing reduced British Gas electricity tariff.

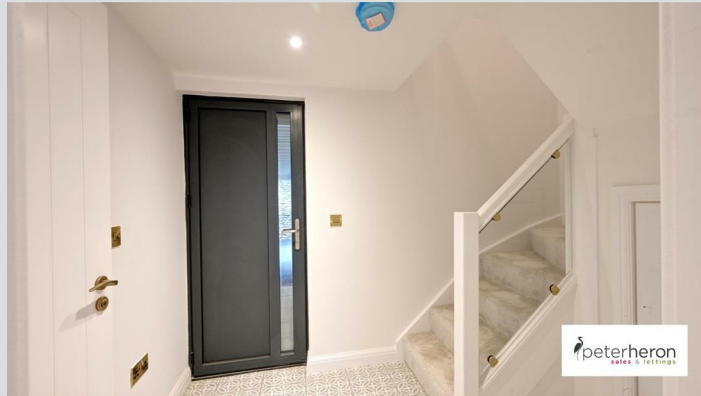
Available on unfurnished basis, the property is finished to a high specification throughout and is just a short stroll from Whitburn Village centre with its superb range of shops, cafes, bars, whilst award winning Blue Flag beaches and Whitburn Village Green are also close to hand.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

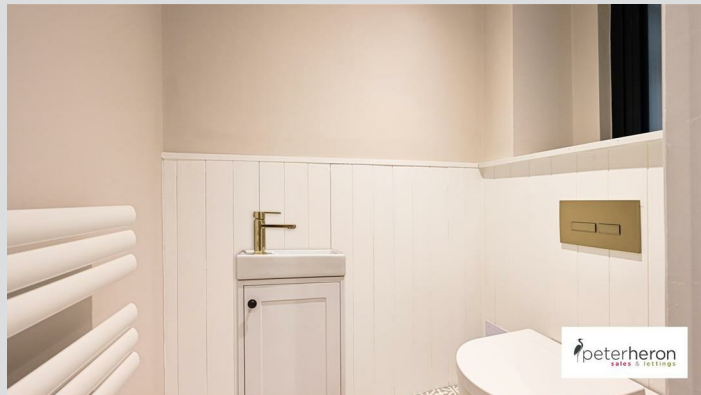
Triple glazed Composite door to

## Reception Hall



Turned timber/glass staircase, under stairs storage cupboard, Dimplex Quantum electric heater, Harvey Maria decorative LVT flooring.

## Ground Floor WC



WC with concealed cistern, washbasin vanity unit with cupboard under - white suite with panelled walls, triple

glazed windows, electric heated towel rail, Harvey Maria decorative LVT flooring.

## Bedroom 2 7'8" x 14'2"



Triple glazed window to rear, Dimplex Quantum heater, wall preparation for flat screen TV with sockets, LED downlights to ceiling, Invictus LVT flooring.

## First Floor Landing

Main smoke alarm and Dimplex Quantum heater.

## Living Room with Open Plan Kitchen 21'9" x 14'1"



This is a wonderful space which can be divided into a living area and kitchen.

## Kitchen Area



The kitchen area comprises base and eye level units with Designer white Corian working surfaces and single drainer sink, integrated appliances include a Bosch induction hob with overhead extractor hood, built under fan assisted electric oven with integrated air fryer, integrated under bench refrigerator, integrated automatic washer/dryer, pull out

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# MAIN ROOMS AND DIMENSIONS

integrated bin, worktop lights, LED downlights to ceiling and a breakfast bar peninsular with Designer white Corian worktop and overhead lighting, built in cupboard storing Dimplex Air sourced water heater and ample shelving. Dimplex Quantum heater.

## Living Room



Floor to ceiling triple glazed windows, Dimplex Quantum heater and the whole space features Invictus wood effect LVT flooring.

## Bedroom 1 8'3" x 14'1"



Triple glazed windows to rear, Dimplex Quantum heater, wall preparation for flat screen TV with sockets, Invictus carpet.

## En-Suite Shower Room



Low level WC with concealed cistern, washbasin vanity unit with drawers under, corner shower cubicle with UPVC tile effect lined walls, Invictus wood effect LVT flooring, LED downlights.

## Outside



Undercroft parking with electric car charger point and PIR controlled external lighting.

## Coastal Views



## Disclaimer

Please note that this property is newly built and is currently pending confirmation of the official council tax band. A temporary banding will be in place until the final council tax band is confirmed by the relevant authorities. This may result in adjustments to council tax payments once the permanent banding is assigned.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

To arrange an appointment to view this property please complete an online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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## Move In Costs

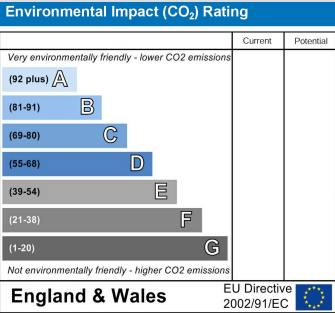
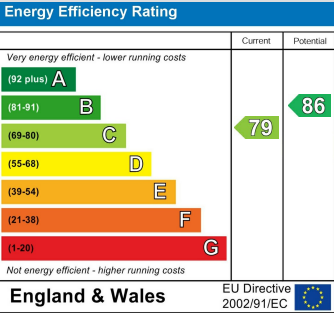
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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