









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 end terraced home, offers a fresh contemporary living space which is easy to maintain and economic to run.

Internal accommodation comprises reception hall, ground floor WC, living room, kitchen/diner, principal bedroom with walk in wardrobes and en-suite bathroom and second bedroom. 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 whilst externally there is an integral garage with remote control door and electric car charge point.

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

Timber/glazed staircase.

## Ground Floor WC



WC with concealed cistern, washbasin vanity unit with cupboards under - white suite with timber panelling to walls, electric heated towel rail, Harvey Maria decorative LVT flooring.

## Bedroom 2 9'3" x 9'11"



Triple glazed window to rear, Dimplex Quantum heater, wall preparation for flat screen TV with sockets, Invictus wood effect LVT flooring, under stairs storage cupboard.

## Kitchen/Diner 11'5" x 20'2" max dimensions



A good selection of base and eye level units with Designer white Corian working surfaces incorporating a single drainer sink unit with pedestal mixer tap, Bosch induction electric hob and overhead extractor hood, eye level fan assisted Bosch electric oven with integrated air fryer, integrated

under bench fridge, integrated bin and automatic washer/dryer. Triple glazed window to rear, worktop lighting, Invictus wood effect LVT flooring.

## Dining Area

Interconnecting door to garage.

## First Floor Landing



Dimplex Quantum heater and built in cupboard housing the Dimplex Air sourced water heater.

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# MAIN ROOMS AND DIMENSIONS

## Living Room 20'3" x 14'5"



Triple glazed floor to ceiling window, Invictus wood effect LVT flooring, Dimplex Quantum heater.

## Bedroom 1 15'11" x 12'5"



Triple glazed windows, Dimplex Quantum electric heater, wall preparation for flat screen TV, Invictus Carpet.

## Walk in Wardrobe/Dressing Room



Serving

## En-Suite Bathroom



Low level WC with concealed cistern, washbasin vanity unit with drawers, panel bath and corner shower cubicle - white suite, tile effect UPVC wall cladding, Harvey Maria decorative LVT flooring, electric heated towel rail.

## Garage 11'6" x 16'1"

Garage to rear with remote control electric roller shutter

door. Electric car charging point, strip lighting, interconnecting door to main property.

## 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

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# MAIN ROOMS AND DIMENSIONS

representation or warranty whatever in relation to this property.

## Lettings Viewing

To arrange an appointment to view this property please complete on 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.

## Move In Costs

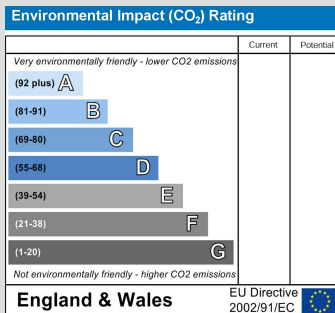
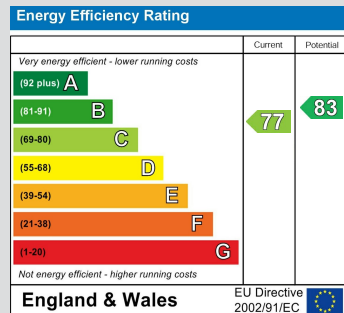
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## 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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