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Baillie Avenue
Harthill
ML7 5SY

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Fixed Price £239,995

A spacious three bedroom Detached Bungalow which is situated within substantial level gardens and is in a great position at the end of a quiet cul-de-sac within an established and sought after address within the popular Greenrigg.

The development is situated on the outskirts of the village and bounds onto open countryside which gives a nice semi rural feel. The development itself consists of a mix of similar quality homes all built around the same time and there us plenty of open space and green areas within the immediate vicinity

The bungalow itself was built around 25 years ago and has been well maintained by the present and only owners. The house is traditionally constructed with a render exterior beneath a steep concrete tiled roof and includes a pitched roof projection to the front enhancing the size of the main lounge.

The house is in a lovely position at the end of the road and is on a nice level plot which is particularly large at the rear. The gardens have been designed for low maintenance and at the front consist of our chip stone area with slabbed patio which currently houses a wooden bench and provides a nice place to sit. The larger rear garden has again being made for an easy maintenance with a combination of slabbing and chip stones with nicely stocked borders and fenced borders. At the side there is a very long driveway providing parking for several vehicles.

Home Report Valuation £250,000

Council Tax Band D

EPC Rating D

Internally the house has great size apartments throughout comprising hallway with good storage cupboards, large main lounge living room with bay window to the front and a feature fireplace. There are three double bedrooms with the main bedroom having excellent storage and one of the front bedrooms with an en suite shower room. This en suite has a three piece suite comprising wash hand basin, WC and quadrant shower enclosure.

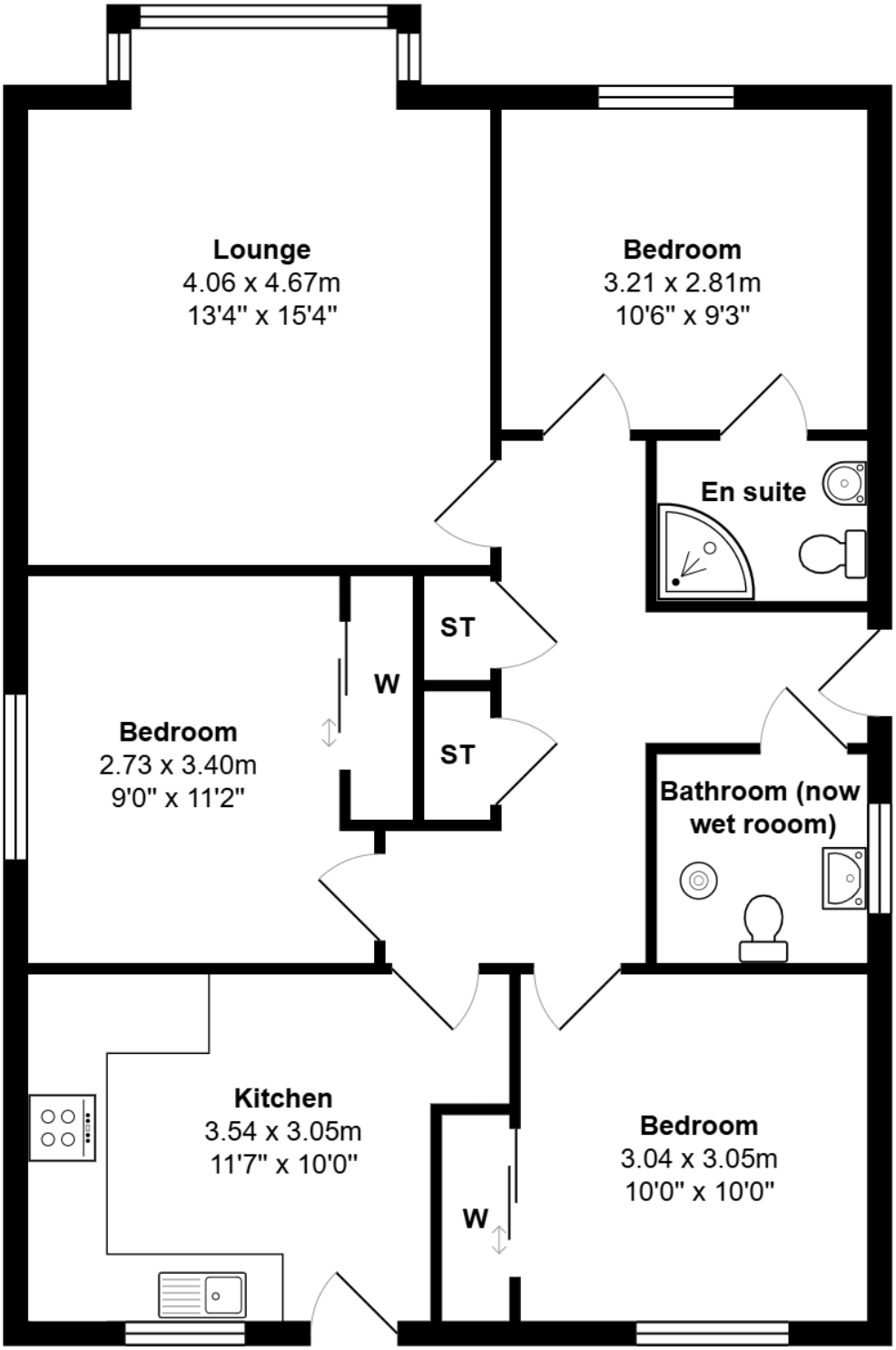
The dining size kitchen is finished with a range of floor and wall storage unit units with integrated hob and oven and a sink and drainer. There is plumbing for washing machine and ample space within this room for a large dining or breakfasting table as required.

This particular house also benefits from an additional modern wet room/shower room which has a contemporary finish and comprises wash hand basin WC and a window to the side.

The property further benefits from Gas central heating and has a large loft storage space.

Vendor Comments

Such a nice setting as is so quiet and at the end of the development. Convenient access to great motorway links for Glasgow and Edinburgh



Total Area: 80.1 m² ... 863 ft²

Location

Baillie Avenue is located in the village of Greenrigg, which is conveniently positioned for commuters, with access to the M8 motorway and Harthill Services dependable park and ride service, which offers frequent east-west bus trips. Additional transport choices include the adjacent train stations at Shotts and Armadale. With a variety of stores and a pharmacy, the nearby community of Harthill can meet most needs. Primary schools in Greenrigg and Harthill and a high school in Whitburn. Polkemmet Country Park, which has wonderful walking areas, a golf course, and a play area, is close by.

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www.propertybureau.co.uk

Glasgow Stirling Helensburgh **Lanarkshire**

13 Broomknoll Street, Lanarkshire, ML6 6BN

enquiries@propertybureau.co.uk
01236 758111

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