



4 HENS NEST ROAD

EAST WHITBURN

WEST LOTHIAN

EH47 8AB

EPC RATING – C

OFFERS OVER £280,000

OFFICES AT

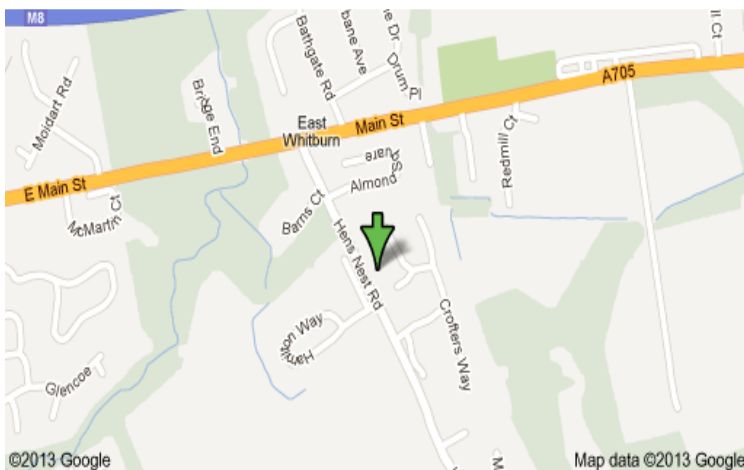
2 WEST MAIN STREET, WHITBURN, WEST LOTHIAN	TEL. (01501) 740345 FAX. (01501) 745440
16 EAST MAIN STREET, WHITBURN, WEST LOTHIAN	TEL. (01501) 740345 FAX. (01501) 745440
17 THE MILL CENTRE, BLACKBURN, WEST LOTHIAN	TEL. (01506) 636550 FAX. (01501) 745440
156 STATION ROAD, SHOTTS, LANARKSHIRE	TEL. (01501) 823923 FAX. (01501) 745440
LINBAR HOUSE, NORTH BRIDGE STREET, BATHGATE	TEL. (01501) 635590 FAX. (01501) 745440

PLEASE NOTE: The sellers do not bind themselves to accept the highest or any offer.

IMPORTANT: The selling agents for themselves and for the owners of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all respects as to the property prior to submitting offers.

Located in one of the most sought after areas of the village is this imposing detached villa. Hens Nest Road is a prestigious residential development of luxury properties and No 4 provides spacious family accommodation. Enjoying a very attractive position on a large plot the house is worthy of internal inspection. The property has been well maintained and is conveniently located for all amenities. There is ample local shopping whilst in nearby Whitburn there is a selection of supermarkets whilst the larger centres of Bathgate, Livingston (Almondvale and Livingston Designer Outlet) are all within easy travelling distance and offer an extensive range of amenities. Primary and secondary schools are within easy reach and Polkemmet Country Park, with its golf course, and Bathgate, Armadale and Fauldhouse Golf Clubs are all close by. There are many other recreational facilities within the immediate area and throughout West Lothian including the nearby equestrian centre. The commuter is well catered for with the M8 Edinburgh/Glasgow motorway within a few minutes drive, the M8/M9 link road, major trunk roads and rail links at Armadale, Bathgate and Fauldhouse all offer alternative transport to Edinburgh and Glasgow City Centres including their respective Airports as well as throughout the whole of Central Scotland.

The property is in first class decorative order throughout and comprises of vestibule, hall with WC off, lounge, sitting room, kitchen/dining room, sun room, utility room, 3 bedrooms with master en-suite and family bathroom. There is gas central heating, a burglar alarm system, double glazing, large monoblock driveway and large gardens that are principally laid to lawn. A number of extras will be included.



Energy Performance Certificate (EPC)

4 Hens Nest Road, East Whitburn, Bathgate, EH47 8AB

Reference number: 7217-1925-8200-0646-1992
 Type of assessment: RESAP, existing dwelling
 Date of assessment: 20 May 2013
 Date of certificate: 20 May 2013
 Primary Energy Indicator: 173 kWh/m²/year
 Total floor area: 184 m²
 Main heating and fuel: Gas/air and radiators, mains

Estimated energy costs for your home for 3 years* £3,753

Over 3 years you could save* £555

Energy Efficiency Rating

Very energy efficient - lower running costs	Current: 20	Potential: 20
Energy efficient - lower running costs	Current: 20	Potential: 20
Decent energy efficiency - lower running costs	Current: 20	Potential: 20
Not energy efficient - higher running costs	Current: 20	Potential: 20

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current: 67	Potential: 67
Environmentally friendly - lower CO ₂ emissions	Current: 67	Potential: 67
Decent environmental performance - lower CO ₂ emissions	Current: 67	Potential: 67
Not environmentally friendly - higher CO ₂ emissions	Current: 67	Potential: 67

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£225	Yes
2 Low energy lighting	£295	£195	Yes
3 Heating controls (from thermostat)	£350 - £450	£120	Yes

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

THE GREEN DEAL MAY ALLOW YOU TO MAKE YOUR HOME WARMER AND CHEAPER TO RUN, AT NO UP-FRONT COST. SEE YOUR RECOMMENDATIONS REPORT FOR MORE DETAILS.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE PROPERTY. PLEASE NOTE THAT THIS CERTIFICATE IS REPLACED WITH AN UPDATED CERTIFICATE.

VESTIBULE/HALL (5'5" x 5'3" & 15'9"(max) x 7'1" (max))

The vestibule is accessed from the front of the house and has a tiled floor, plain coving and a cloaks/meter cupboard. The hall is entered by a timber/15 pane glass door and has a fitted carpet, plain coving, 5 downlighters, radiator and 3 power point plus telephone point.



WC (5'8" x 2'7") Accessed from the hall and having partial tiling, a tiled floor and a suite comprising of WC and a wash hand basin. There is plain coving and an extractor fan.

LOUNGE (28'11" x 13') A most welcoming room that has a feature fireplace to the facing wall. The room which is entered from the hall by French Doors has a similar access to the sun room. There are windows to the front and side, plain coving, eyeball spotlights, 2 radiators and 10 power points and TV aerial point.



SUN ROOM (13'10" x 13'2") A very bright, airy and spacious room with French Door access to the large rear garden. The room has laminate flooring, 5 windows, eyeball spotlights and plain coving.



STUDY/OFFICE (9'8" x 6'2") A very useful room that makes an ideal study or office. There is laminate flooring, a window to rear, ample storage., a radiator and 5 power points plus telephone point.

SITTING ROOM 13'5" X 11'5") A good sized additional sitting/family room with views towards the spacious rear garden. There is laminate flooring, double glazed windows to side and French Doors to the rear garden. The room has plain coving, a radiator and 6 power points plus TV aerial point.



KITCHEN/DINING ROOM (20' x 12'8") A beautiful custom made kitchen providing an excellent range of wall and floor units, complemented by granite worktops. The breakfast bar incorporates a 4 gas burner hob with feature extractor hood above set into a feature ceiling with canopy downlighting. There are additional downlighters throughout and windows to front and rear. The floor is tiled and there is a one and a half sink unit which is plumbed in for dishwasher. There is a feature radiator and ample power points that included 2 retractable pop up point recessed into the worktops. The hob, oven, microwave, extractor hood, dishwasher, and integrated double fridge/freezer are all included as are the 4 breakfast bar stools and integrated dining table with 4 chairs. The room gives access to the hall as well as the **UTILITY ROOM(11'5" x 5'10")** which has a boiler cupboard with additional storage, granite worktops, a sink unit that is plumbed for an automatic washing machine, a radiator and window to side.



TOP LANDING Having a carpeted stair and landing, a window to front, and a fitted cupboard.

MASTER BEDROOM (15'4" x 11'4" (13'4"max)) A well presented bedroom that has a fitted carpet, windows to front and rear, radiator and 8 power points plus telephone point.



EN-SUITE BATHROOM (11'3" x 7'6") The en-suite is accessed via a **DRESSING ROOM (5'10" x 5'8")** which has a fitted carpet, a window to rear and 2 large wardrobes. The en-suite is a very impressive room that is fully tiled, has a tiled floor, a large corner bath, a double shower cubicle, WC with concealed cistern and a wash hand basin with vanity cupboard. There is a window to front, a heated towel rail, an extractor fan and eyeball spotlights.



BEDROOM 2 (11'4" (13'4" max) x 10'6") A good sized bedroom that has full width fitted wardrobes, windows to front and rear, fitted carpet, plain coving, radiator and 6 power points.



BEDROOM 3 (11'5" x 8'2") A well presented bedroom that has a window to rear, a fitted carpet, fitted cupboard. Radiator and 6 power points.



SHOWER ROOM (7'2" x 5'2") Located off the top landing and having partial tiling, a tiled floor, and a suite comprising of shower cubicle with Heatrae Sadia shower, WC with concealed cistern and a wash hand basin with vanity cupboard. The room has an extractor fan, a radiator and a window to side.

