



15 Allan Road
Whitburn EH47 0PB
Offers Over £105,000

Caesar & Howie
Solicitors & Estate Agents



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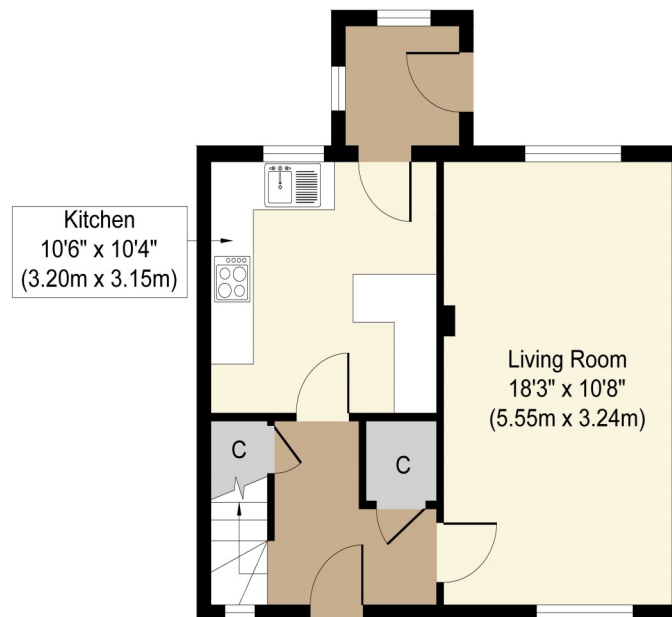
An excellent first time buy or investment property is offered from this popular style end terraced villa, located in well established and sought after area. The accommodation has well proportioned rooms throughout and excellent further potential for modernisation and adapting to three bedrooms. It is set within attractive gardens to front and rear and is ideally placed for amenities, public transport, schools, local convenience store and the main town centre shopping etc. Junction 4A of the M8 motorway is located close by, offering swift commuting to major towns and cities. Early/flexible entry available. Chain free.

- **Entrance hallway**
- **Spacious lounge/dining**
- **Kitchen**
- **Two double bedrooms**
- **Boxroom/store**
- **Bathroom**
- **Rear porch**
- **GCH & DG**
- **Gardens**
- **Curb factor fee approx. £80 P.A.**
- **Council Tax Band B**

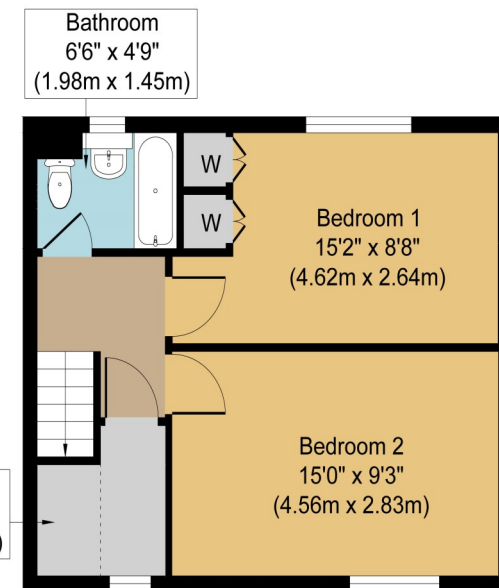
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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