



17 Briar Gardens,  
Whitburn EH47 8LT  
Offers Over £130,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 17 Briar Gardens

### Whitburn EH47 8LT

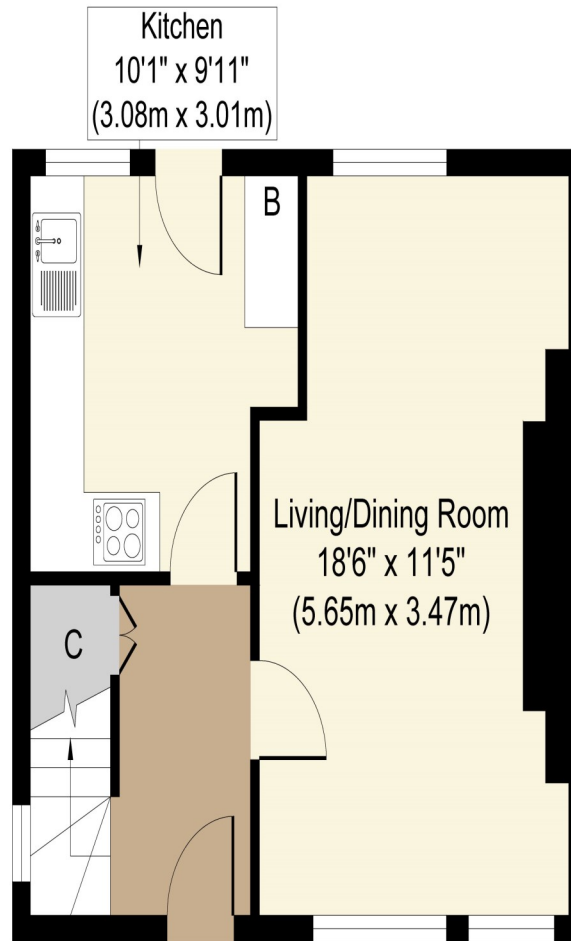
Early viewing is a must of this very well presented semi detached villa, that has undergone major improvements recently and will provide a superb first time buy. Given a comprehensive makeover in 2025, with newly installed kitchen, feature media/fireplace wall, re-plastering, new carpets, quality window shutters (lounge,hall,main bedroom and boxroom) and much more. It is in true walk in condition. Both double bedrooms have excellent wardrobe facilities and a handy boxroom can be utilised for many purposes. It also enjoys an open outlook to front, has attractive gardens and is well placed for schools, town centre and amenities.

- Entrance hall & storage
- Spacious lounge/dining
- Newly installed kitchen
- Two double bedrooms (fitted wardrobes)
- Boxroom
- Modern shower room
- New front and back doors(fitted in August 2025)
- GCH & DG (New doors 2025)
- Gardens front and rear
- On street parking
- Council Tax Band A
- Non traditional (Weir Timber Construction). Check lenders criteria.

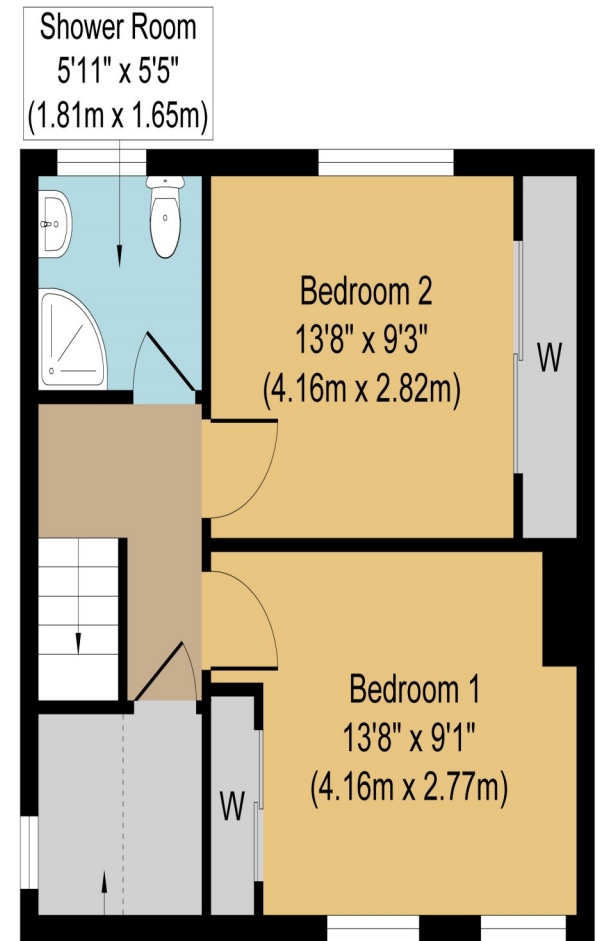
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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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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