



# 31 Union Drive

Whitburn, Bathgate, EH47 0AJ





## Property Summary

Introducing a main-door first-floor flat which is located in the heart of Whitburn, forming part of an established residential development. The two-bedroom home is just a short stroll from excellent amenities, bus links, schools, and idyllic green spaces; plus, it offers an equidistant commute to Edinburgh and Glasgow. Whilst the property would benefit from cosmetic upgrades, it remains a fantastic proposition for buyers. It is also laid with wooden floorboards predominantly throughout, which can be primed or carpeted upon your preference.

Extras: to be sold as seen, including all light fittings, an electric cooker, and a washing machine.



## Property Features

- A bright and airy first-floor flat
- Situated in the town of Whitburn
- Private main-door entrance
- Bright and welcoming hall
- Spacious living and dining room
- Dual-aspect breakfasting kitchen
- Two double bedrooms
- Generous built-in wardrobes and storage
- Bright three-piece shower room
- Private garden area
- Ample residents' parking
- Gas central heating and double glazing
- EPC Rating - C



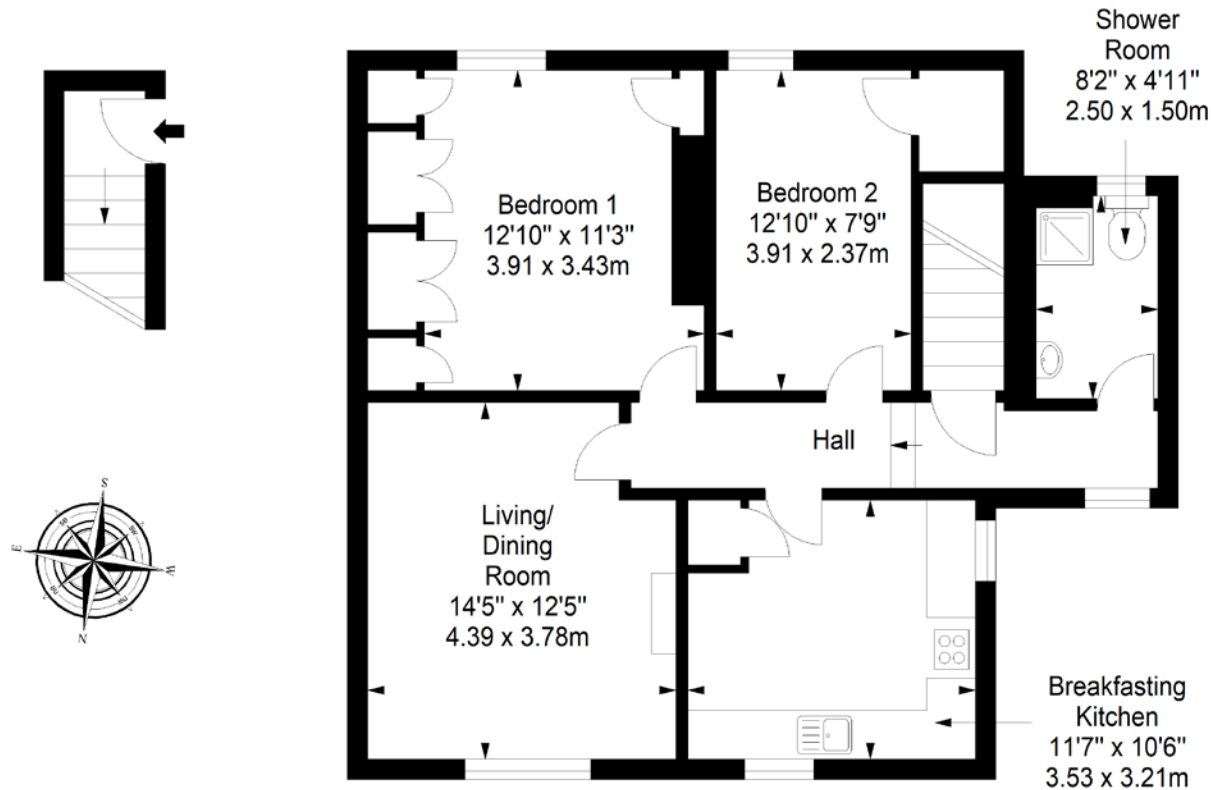




# Floorplan

Ground Floor  
Approx. 2.7 sq. metres (29.1 sq. feet)

First Floor  
Approx. 72.4 sq. metres (779.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

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IMPORTANT: The selling agents for themselves and for the sellers 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 aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106