



17 Craig Avenue

Whitburn, Bathgate, West Lothian, EH47 0NF



Property Summary

This semi-detached house is situated in well-kept gardens, which are secure and south-facing at the rear. The interior has a well-designed layout for families, comprising three bedrooms and a reception room connected to a south-facing dining kitchen with access to the rear garden. It also offers good storage and a bright shower room. Convenient unrestricted on-street parking is available along Craig Avenue, a quiet residential area of Whitburn. This small town is equidistant between Glasgow and Edinburgh, both accessible in under an hour, making it a popular choice for commuting professionals.

Extras: All fitted floor and window coverings and light fittings are included.

Property Features

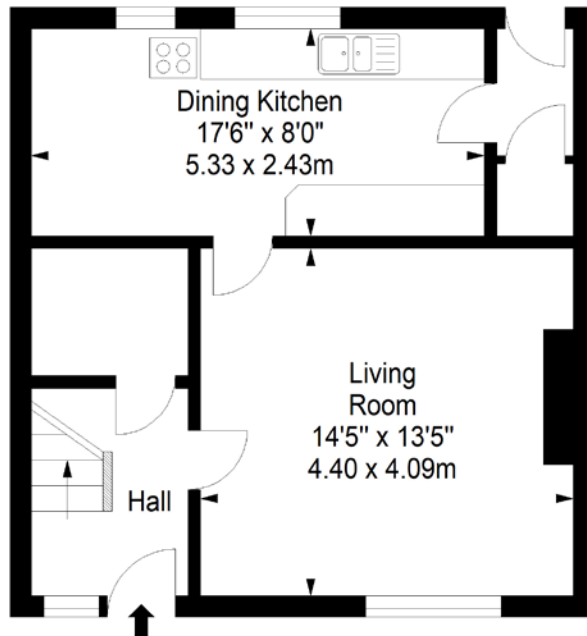
- Quiet small town setting
- Scope for internal upgrades
- Semi-detached house
- Bright hall with storage
- Living room with access to:
- South-facing dining kitchen with garden access
- Two double bedrooms (one with storage)
- One single bedroom with storage
- Bright shower room
- Neat gardens, enclosed and south-facing to the rear
- Unrestricted on-street parking
- Gas central heating and double-glazing
- EPC Rating - D



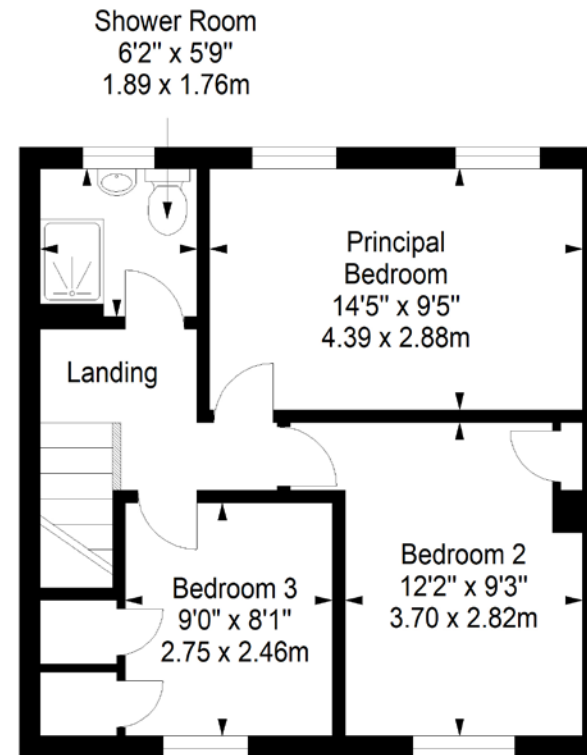


Floorplan

Ground Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



First Floor
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 85.8 sq. metres (923.6 sq. feet)

All Enquiries to our Property Department:

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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