



22 Laburnum Road

Whitburn, Bathgate, EH47 8JN



Welcome to a spacious two-bedroom (plus study) semi-detached house in Whitburn, which offers bright and airy accommodation that has been lovingly styled to impeccable standards. The home further benefits from two reception areas, as well as a quality kitchen and three-piece bathroom. Furthermore, it boasts a south-facing rear garden that has been carefully landscaped, providing an idyllic suntrap setting for relaxing and dining. This charming home is sure to appeal to a wide variety of buyers, from commuting professionals, to families, first-time purchasers, and downsizers alike.

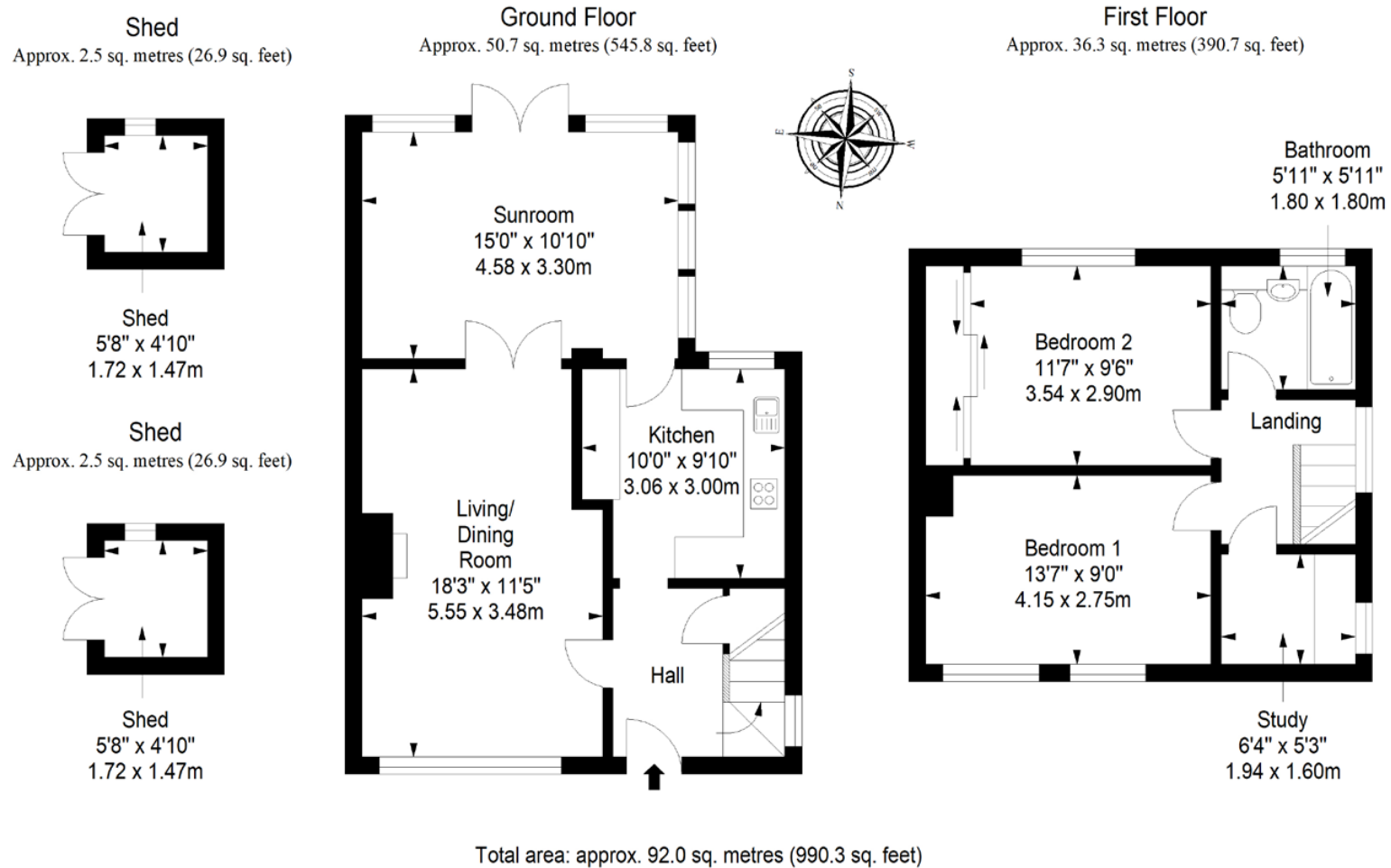
Extras: all fitted floor and window coverings, light fittings, integrated appliances (ceramic hob, concealed extractor, double oven, fridge/freezer, and washing machine) and a freestanding dishwasher to be included in the sale.

Property Features

- A beautiful semi-detached house
- Convenient location in Whitburn
- Welcoming entrance hall with storage
- Bright and spacious living/dining room
- Large, south-facing sunroom
- Fitted kitchen that is well appointed
- Bright landing with a versatile study/store
- Two spacious double bedrooms
- Modern bathroom with over-bath shower
- Enclosed, low-maintenance front garden
- Enclosed, south-facing rear garden
- Unrestricted on-street parking bays
- Solar-panelled roof for greater efficiency
- Gas central heating and double glazing
- EPC Rating - B



Floorplan



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