



10 Elm Square

Whitburn, Bathgate, EH47 8NE



Property Summary

This two-bedroom (plus box room) semi-detached house in Whitburn is a bright and spacious residence in need of modernisation. It features a large living/dining area that spans the depth of the property, a good-size kitchen, and generous storage to keep the home neat and tidy. Many of the rooms also benefit from wooden floorboards, adding to the home's appeal. In addition, it boasts a sizeable rear garden that is enclosed and laid with neat lawns – perfect for families.

Extras: all fitted floor and window coverings, and light fittings to be included in the sale.

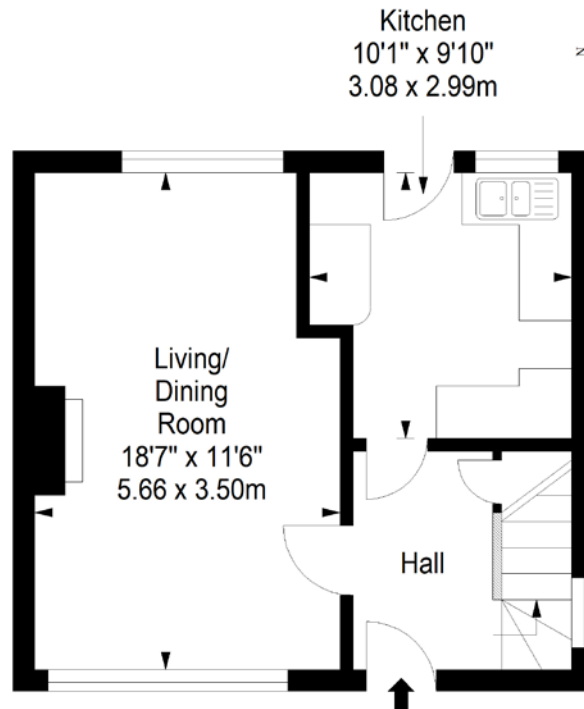
Property Features

- A spacious semi-detached house
- Situated in the heart of Whitburn
- Welcoming hall with built-in storage
- Spacious, dual-aspect living/dining room
- Fitted kitchen with rear garden access
- Two double bedrooms with built-in wardrobes
- Versatile box room for creative use
- Bright three-piece wet room
- Private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C

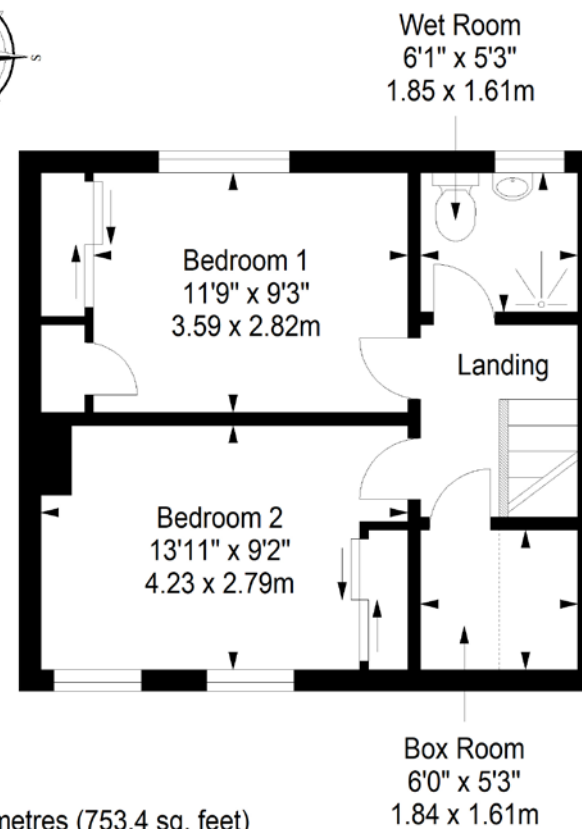


Floorplan

Ground Floor
Approx. 35.0 sq. metres (376.7 sq. feet)



First Floor
Approx. 35.0 sq. metres (376.7 sq. feet)



Total area: approx. 70.0 sq. metres (753.4 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