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## Colliery Lane, Heartlands, Whitburn, EH47 0SU

Offers Over £260,000

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Colliery Lane, Heartlands, Whitburn offers a stunning 3 double bedroom detached home, perfectly positioned on a generous corner plot. Built by Bellway, this Rosedale design boasts a modern and stylish interior with a spacious layout, ideal for family living. This home is stylishly presented through-out and is an ideal home for the first time buyer, downsizer or a buyer taking their next step on the property ladder.

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71 South Bridge St, Bathgate, EH48 1TJ



**Ground Floor**

**Kitchen**  
3.76 x 3.23m  
12'4" x 10'7"

**Living / Dining Room**  
4.82 x 6.95m  
15'10" x 22'9"

**Garage**  
2.42 x 5.16m  
7'11" x 16'11"

**Hall**

**WC**  
1.20 x 2.38m  
3'11" x 7'10"

**Bathroom**  
1.98 x 2.14m  
6'6" x 7'0"

**Ensuite**  
1.30 x 2.14m  
4'3" x 7'0"

**Bedroom 1**  
3.82 x 3.64m  
12'6" x 11'11"

**Bedroom 2**  
4.42 x 2.52m  
14'6" x 8'3"

**Bedroom 3**  
3.42 x 2.52m  
11'3" x 8'3"

**Landing**

**First Floor**

**Total Area: 114.8 m² ... 1235 ft²**

All measurements are approximate and for display purposes only.