



52 Hunter Grove, Whitburn

Offers Over £145,000



**RE/MAX**  
Estate



## 52 Hunter Grove

Whitburn, Bathgate

Nicole McFarlane and RE/MAX Estate's - Linlithgow proudly present This Charming home in Linlithgow with spacious lounge, modern kitchen diner, 3 bedrooms, and driveway for 2 cars. Features include artificial grass garden, attic storage, and digitally staged images. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Lounge

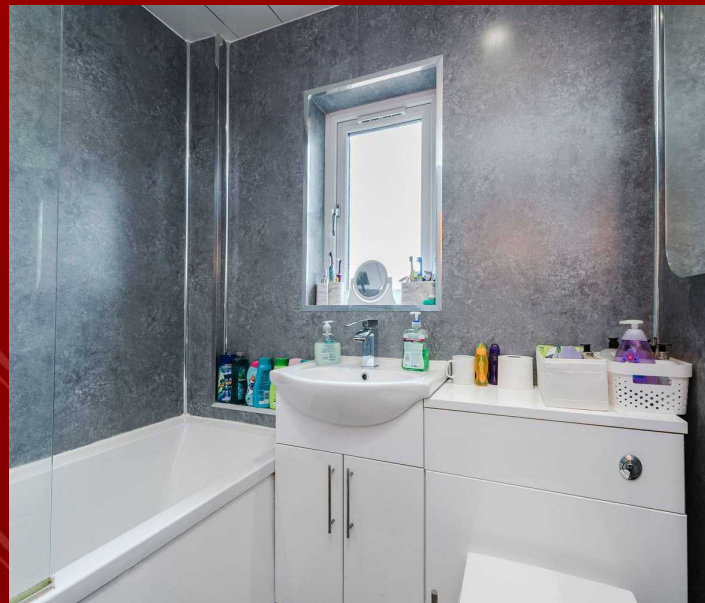
42' 10" x 42' 11" (13.06m x 13.08m)

This bright and spacious lounge features attractive wood laminate flooring and a large front-facing window, flooding the room with natural light. A central light fixture enhances the ambiance, while the electric fire with a marble hearth and wooden surround creates a cozy focal point. The room offers plenty of space for comfortable living and provides access to both the kitchen and entrance hall.

### Kitchen Diner

55' 11" x 23' 4" (17.05m x 7.10m)

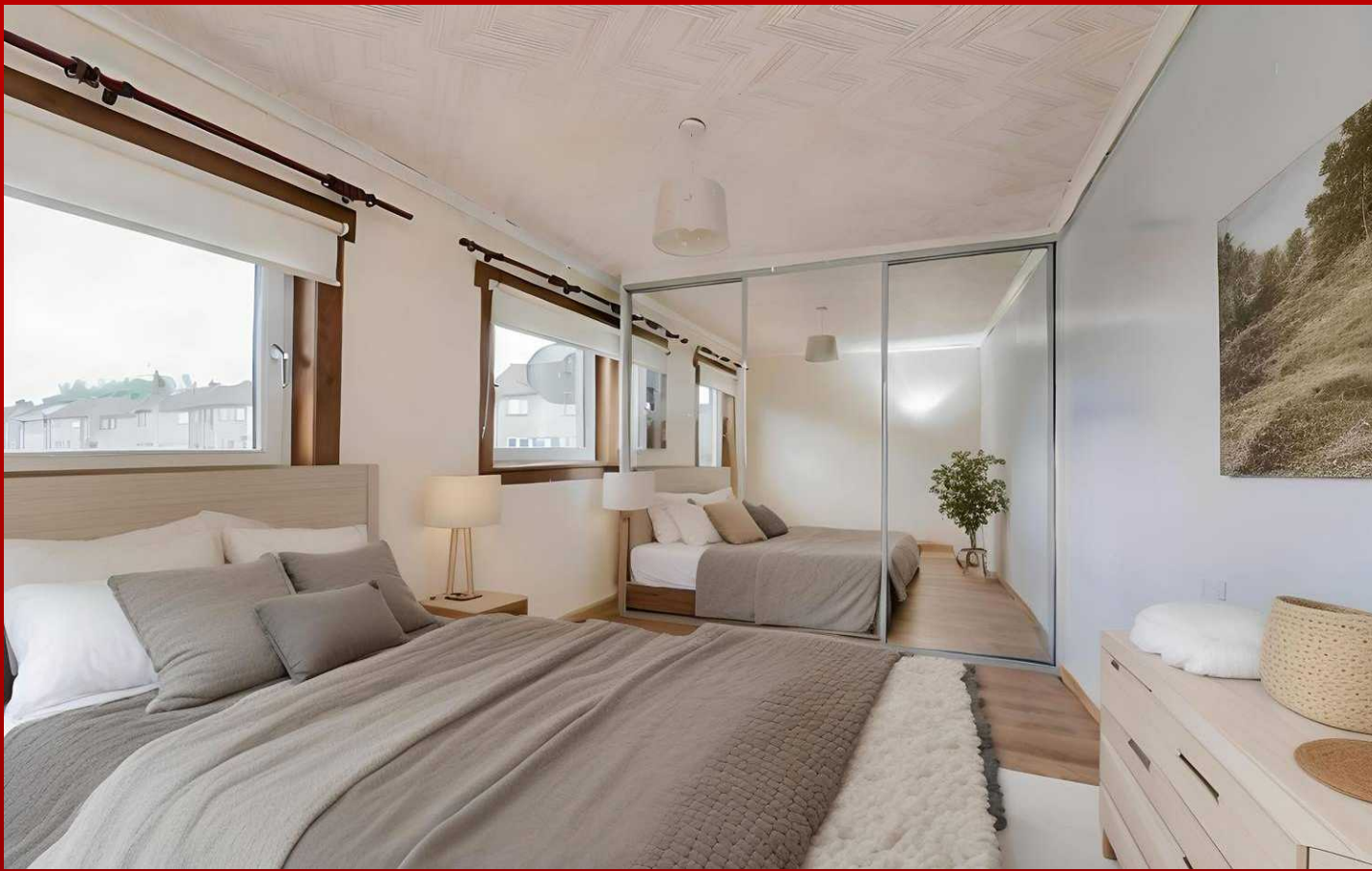
Accessible from the lounge, this bright and airy kitchen diner boasts two rear-facing windows with lovely garden views. The space includes a gas hob with an extractor fan, ample storage, and tiled walls for easy maintenance. There's plenty of room for a dining table and chairs, making it perfect for family meals. The sink and drainer come with both hot and cold taps. The current owners are generously gifting the new buyers with a washing machine, dishwasher, and fridge freezer, with additional space available for a tumble dryer. The kitchen also provides direct access to the rear garden, ideal for outdoor entertaining or relaxation.



### Bathroom

6' 1" x 5' 9" (1.86m x 1.75m)

This modern bathroom features a sleek shower-over-bath, powered by the mains for reliable water pressure. It includes a stylish vanity sink with a drainer and is fully fitted with wet wall panelling for a contemporary, low-maintenance finish. Additional features include a chrome towel rail, spot lighting, and durable vinyl flooring, combining practicality and style.



### Bedroom One

12' 7" x 9' 4" (3.84m x 2.85m)

A spacious and bright bedroom featuring two windows that fill the room with natural light. The room includes a triple fitted wardrobe, providing ample storage space, and offers plenty of room for a double bed along with freestanding furniture. With attractive wood laminate flooring throughout, this large bedroom combines comfort with functionality.

### Bedroom Three

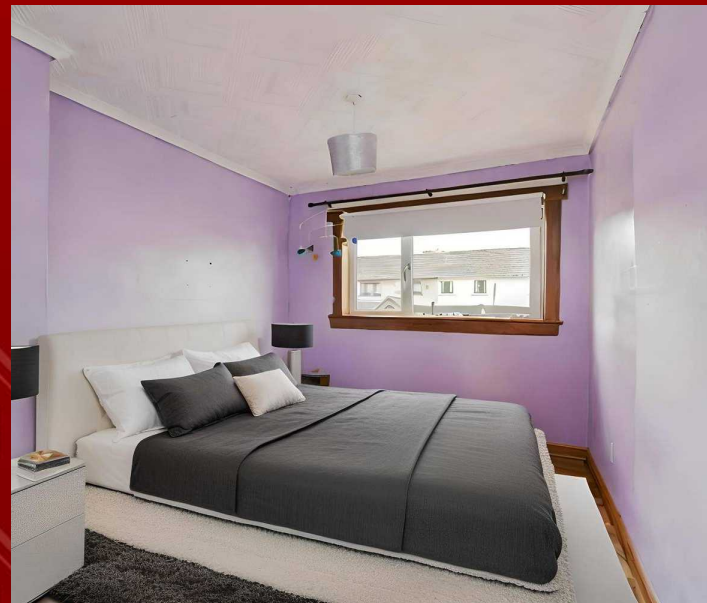
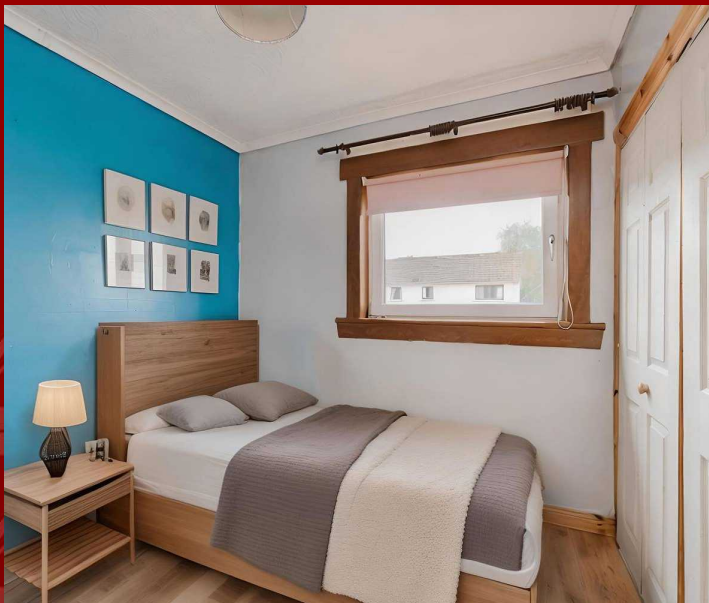
8' 2" x 8' 9" (2.48m x 2.66m)

A well-proportioned room that comfortably accommodates a single bed and freestanding furniture. It features a double fitted wardrobe for added storage and a front-facing window, allowing natural light to brighten the space. The room is completed with a central light fixture, making it a cozy and functional space.

### Bedroom Two

12' 2" x 8' 2" (3.70m x 2.48m)

A generously sized double bedroom featuring a front-facing window that allows plenty of natural light. The room has wood laminate flooring and a central light fixture, creating a bright and inviting atmosphere. Additionally, there is a convenient storage cupboard with shelving, offering practical storage solutions.



### Upper Landing

6' 8" x 7' 0" (2.03m x 2.14m)

The upper level offers access to the bathroom, bedroom one, bedroom two, and bedroom three, along with convenient access to the attic for additional storage.



### **FRONT GARDEN**

The front of the property features a monoblocked driveway, offering convenient parking space for two cars.

### **REAR GARDEN**

The expansive rear garden is fully enclosed and features a well-maintained path throughout. It boasts a lush artificial grass area, a convenient shed for storage, and a dedicated seating area, perfect for outdoor relaxation and entertaining.

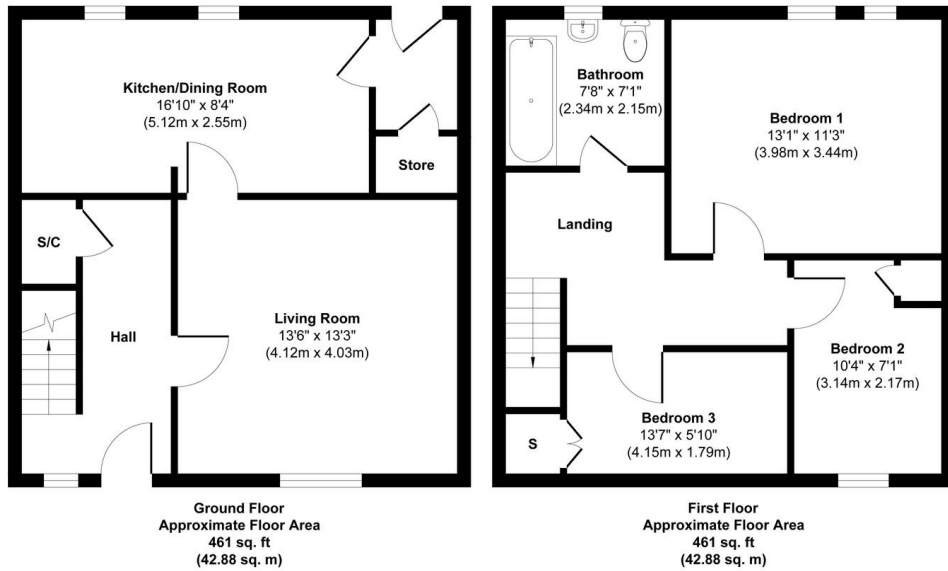
### **DRIVEWAY**

2 Parking Spaces

The monoblocked driveway provides parking space for two vehicles.

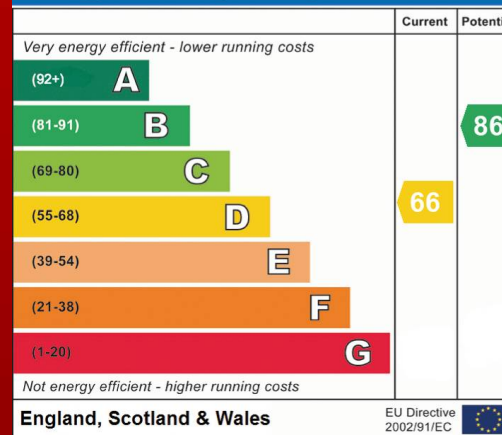


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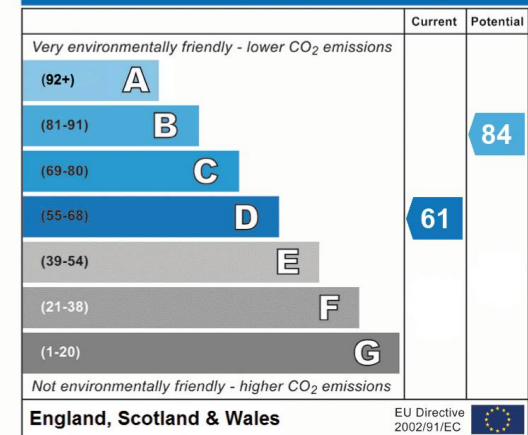


Approx. Gross Internal Floor Area 922 sq. ft / 85.76 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating





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