



ESTATE AGENTS

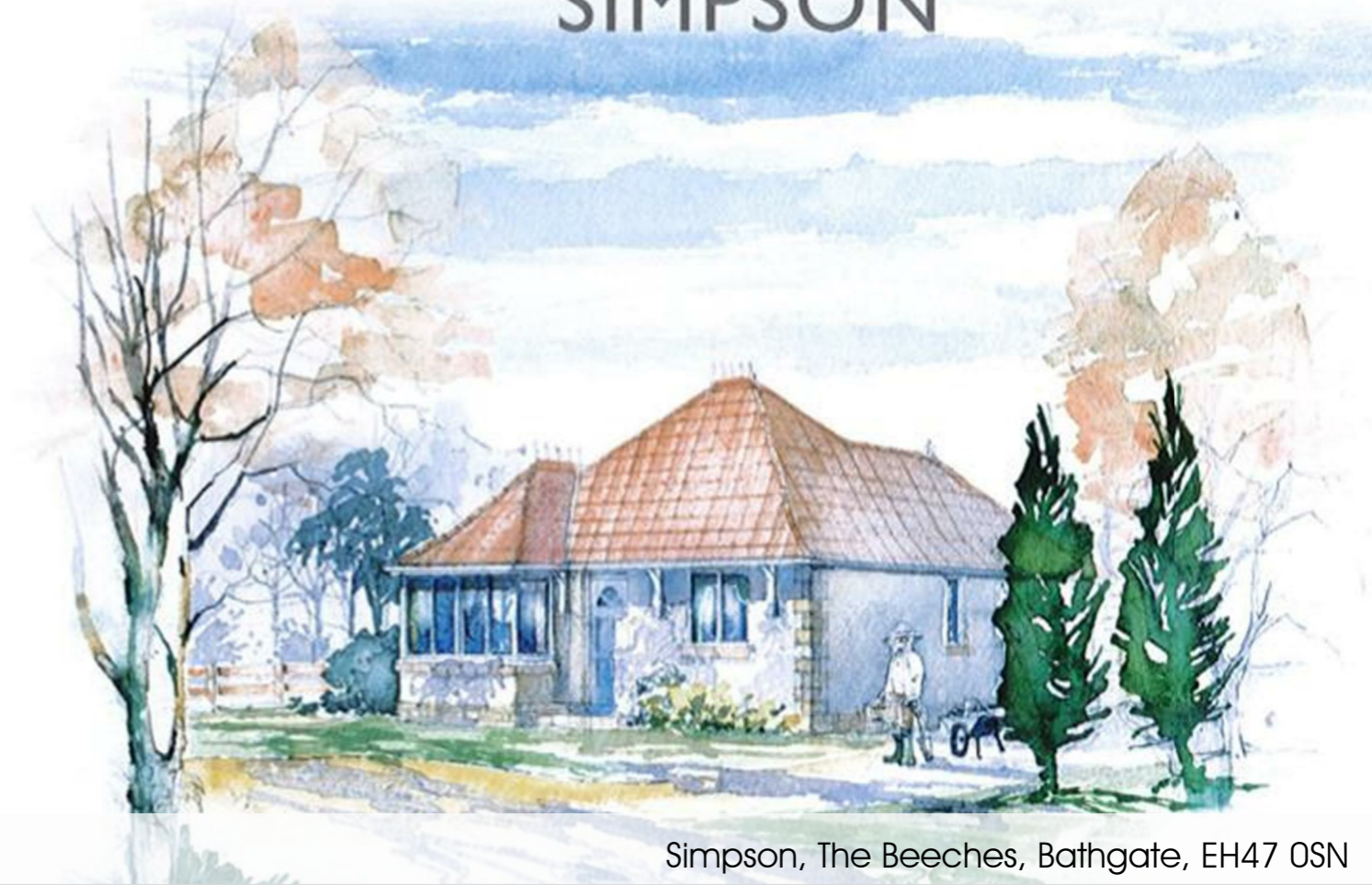
Simpson, The Beeches, Bathgate, EH47 0SN



ESTATE AGENTS

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SIMPSON



Property Reference RH0665

Residence contact Chris Burt & Kelli Murphy | Viewing by appointment with **Residence Hamilton**

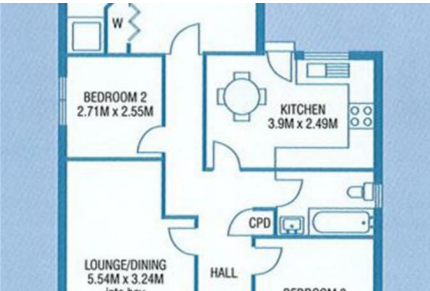
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We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.

A much admired property within our bungalow range, the "Simpson" has a bay window in the lounge, a well equipped breakfasting kitchen and three bedrooms. The master bedroom, situated to the rear of the house, has a luxury en suite shower room. This property has a single garage.



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Situated in a brand new village, Heartlands is just one mile west of Whitburn. Once completed, Heartlands will boast a variety of new residential properties along with new business and sports facilities. Its proximity to the purpose built junction off the M8 Glasgow (Junction 4a) allows easy access to Livingston, Edinburgh and Glasgow.

Local shopping can be found in Whitburn with a mix of independent stores and supermarkets. Livingston offers a wide range of supermarkets and High Street shops.

Leisure facilities found locally include a swimming pool and sports centre. Angling, golf and horse riding are also popular sports in the area. Education is well served there are primary schools and secondary schools in Whitburn itself. West Lothian College provides further education in nearby Livingston whilst Edinburgh and Glasgow have numerous renowned universities.