



## 2 West Main Street

Whitburn, Bathgate, EH47 0QZ

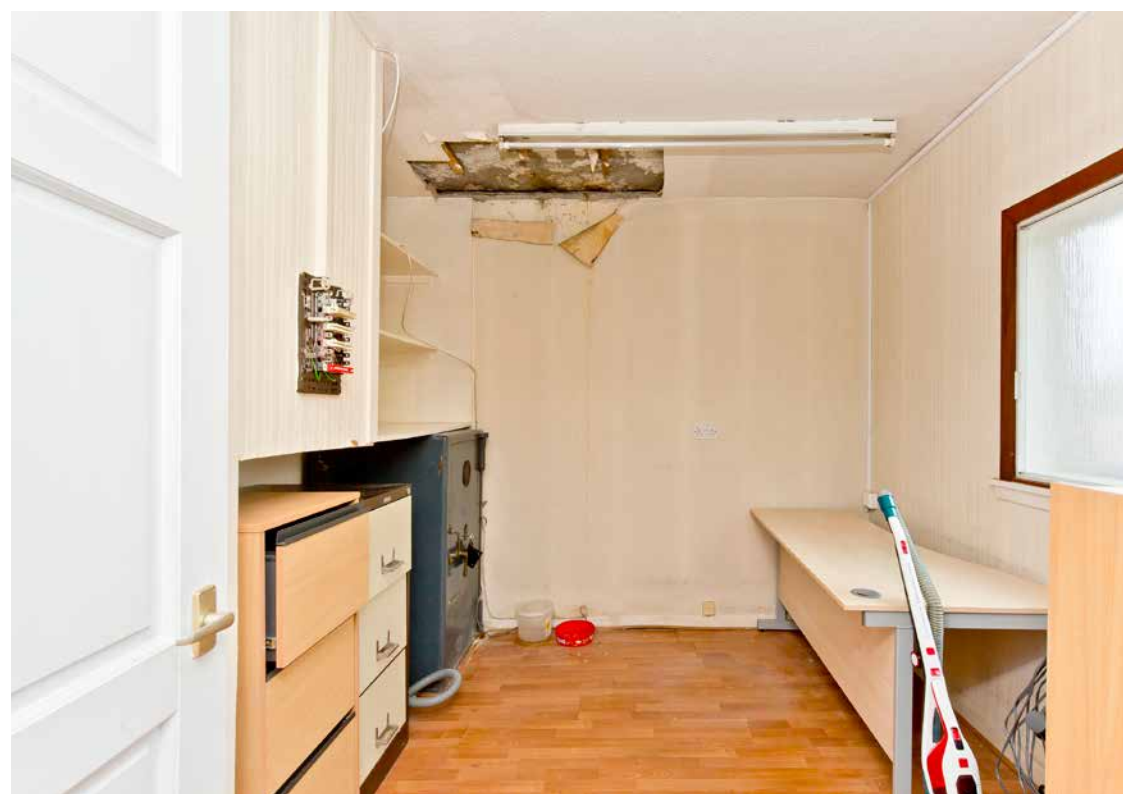


## Property Summary

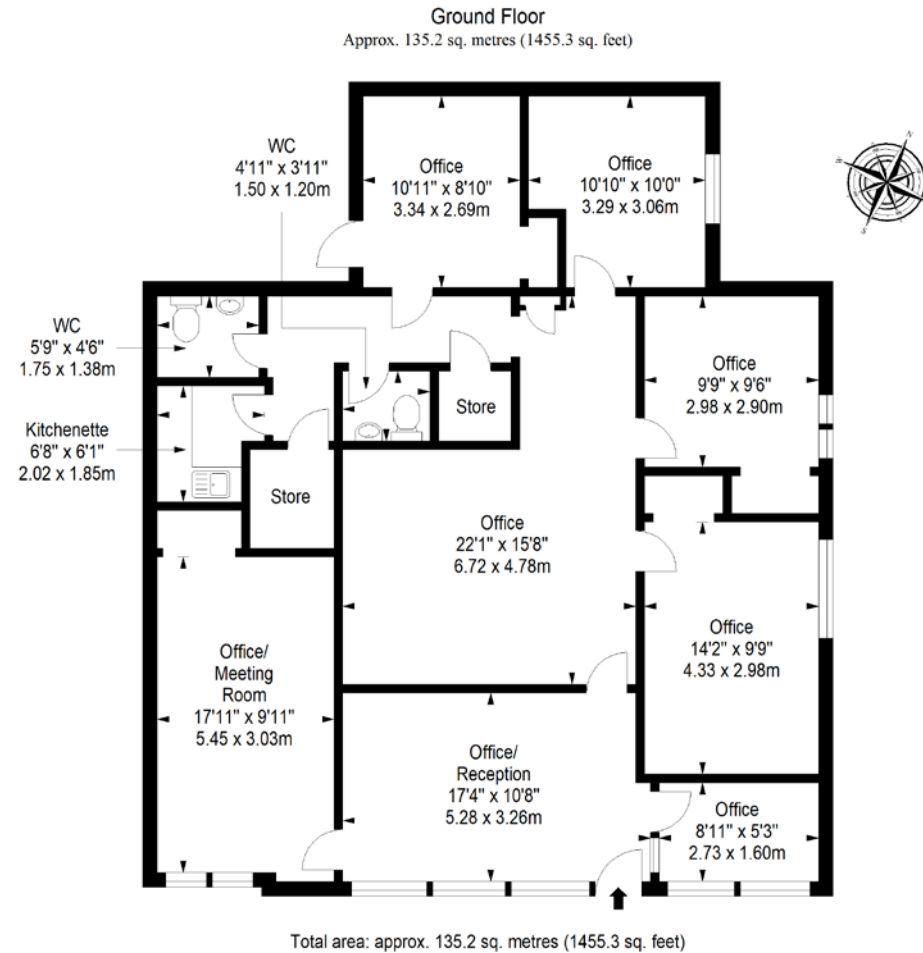
Occupying a prime position on Main Street in Whitburn, this substantial ground-floor commercial premises extends to approximately 1455.3 sq. ft and offers excellent flexibility for a variety of office or retail uses. The layout includes a welcoming south-facing reception office with an adjoining private office, a bright meeting room, five further interconnected office spaces, a kitchenette, two handy separate WCs with basins, and useful internal storage, all complemented by gas central heating and double glazing throughout. Set close to a busy shopping area and well served by local amenities, the property benefits from strong visibility and convenient on-street parking. With appealing potential for further development or reconfiguration, it presents an excellent opportunity for owner-occupiers, investors, or growing businesses seeking a well-connected commercial address.

## Property Features

- Prime location near a shopping area
- Located on Main Street
- 1455.3sq. ft ground-floor premises
- Commercial office/retail space
- Appealing scope for development
- Office/reception room with an adjoining smaller office
- Office /meeting room with a sunny position
- Five more interconnected offices
- Kitchenette
- Two separate WCs
- Two internal stores
- On-street parking
- Gas central heating and
- Double glazing throughout



# Floorplan



## All Enquiries to our Property Department:

Afton Henderson | [ah@sneddons-ssc.co.uk](mailto:ah@sneddons-ssc.co.uk) | 01506 815832 | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
14 East Main Street, Whitburn, West Lothian EH47 0RB

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