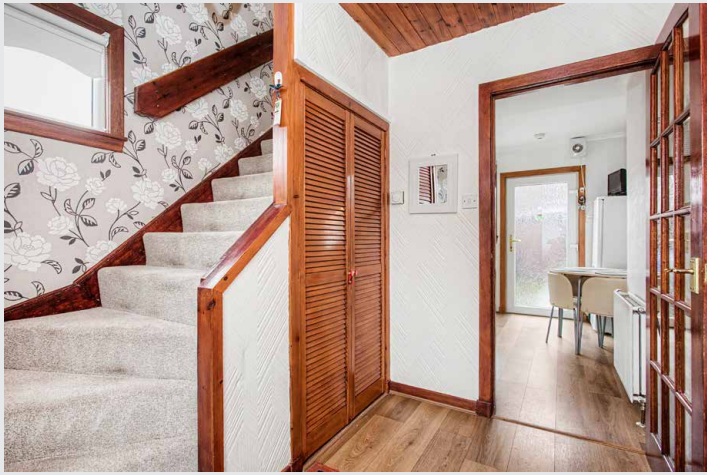




# 12 Cedar Crescent

Whitburn, Bathgate, EH47 8LN



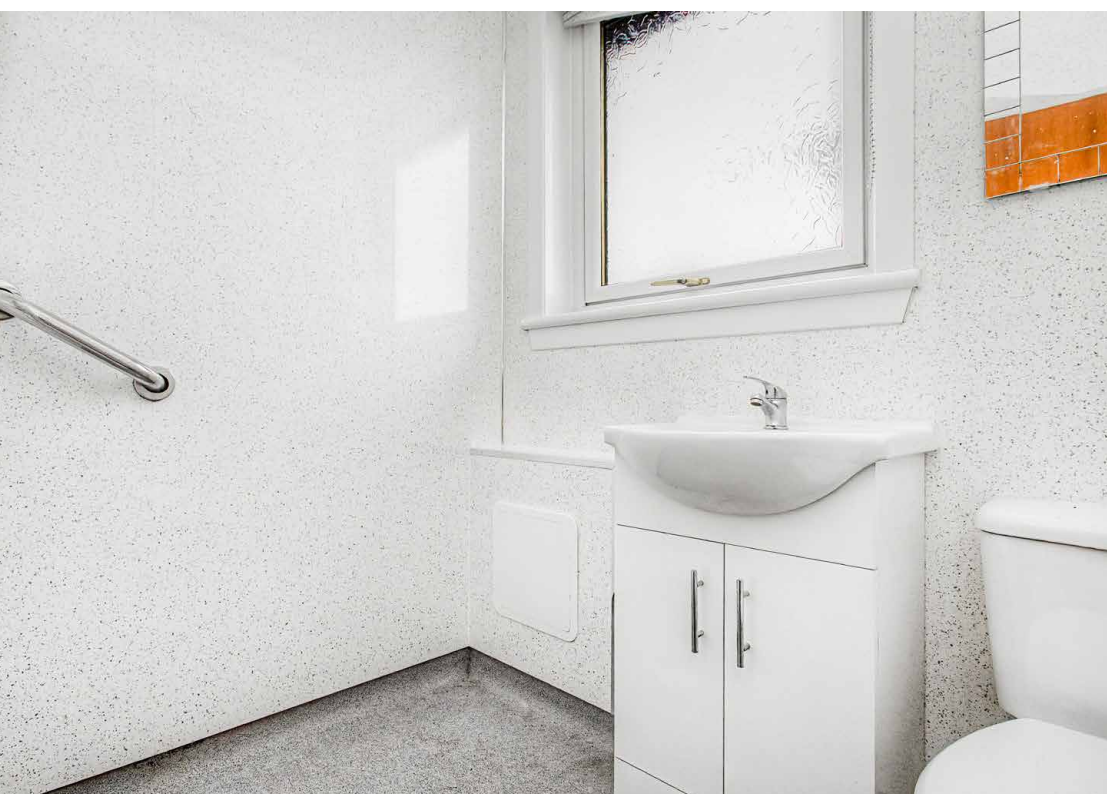
Introducing a two-bedroom (plus box room) semi-detached house with a generous corner plot and a convenient location in Whitburn. Ideal for commuters, first-time purchasers, and small families alike, this home is set within easy reach of schools and transport links, including the M8 motorway network for an equidistant commute (of approximately 40-minutes by car) to Edinburgh or Glasgow. The home itself is bright and airy, and lightly decorated too. It also benefits from private parking and enclosed gardens that feature a neat lawn and patio for summer barbecues.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, electric hob, and extractor hood), a freestanding fridge/freezer, and a washing machine to be included in the sale.

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## Property Features

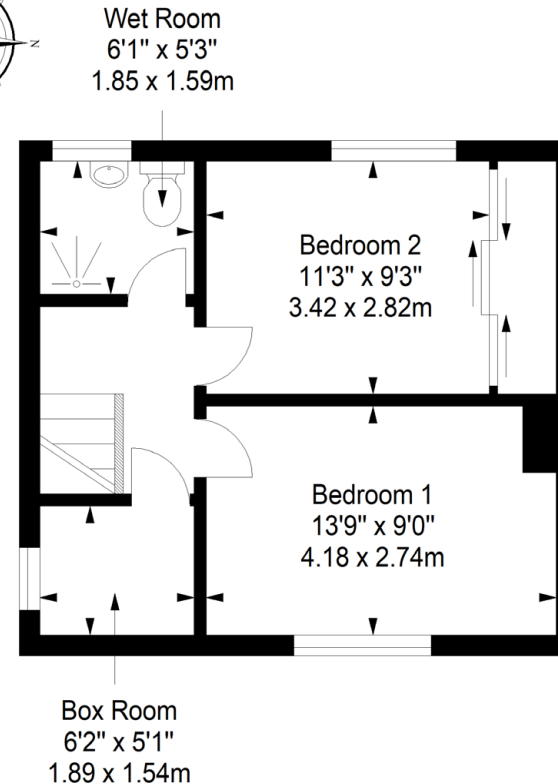
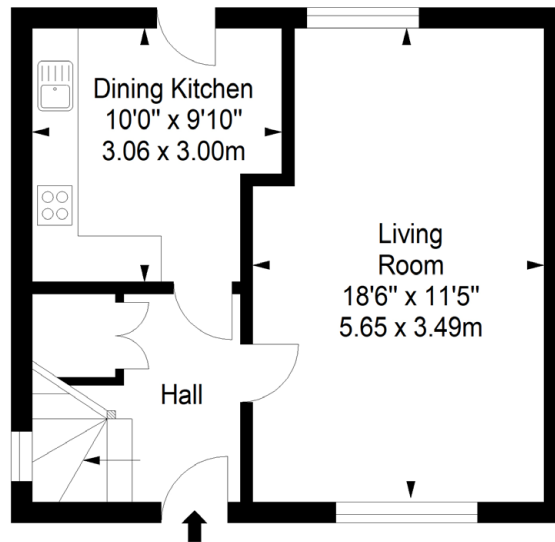
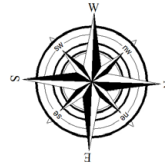
- A semi-detached house with a corner plot
- Situated in the West Lothian's town of Whitburn
- Welcoming entrance hall with understairs storage
- Large, dual-aspect living room with a fireplace
- Well-appointed dining kitchen with garden access
- Two double bedrooms (one with built-in wardrobe)
- Versatile box room for storage and creative use
- Modern wet room with a three-piece suite
- Private gardens to the front, side, and rear
- Gated, private driveway for off-street parking
- Gas central heating and double-glazed windows
- EPC Rating - D



# Floorplan

**Ground Floor**  
Approx. 35.1 sq. metres (377.8 sq. feet)

**First Floor**  
Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)

## 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