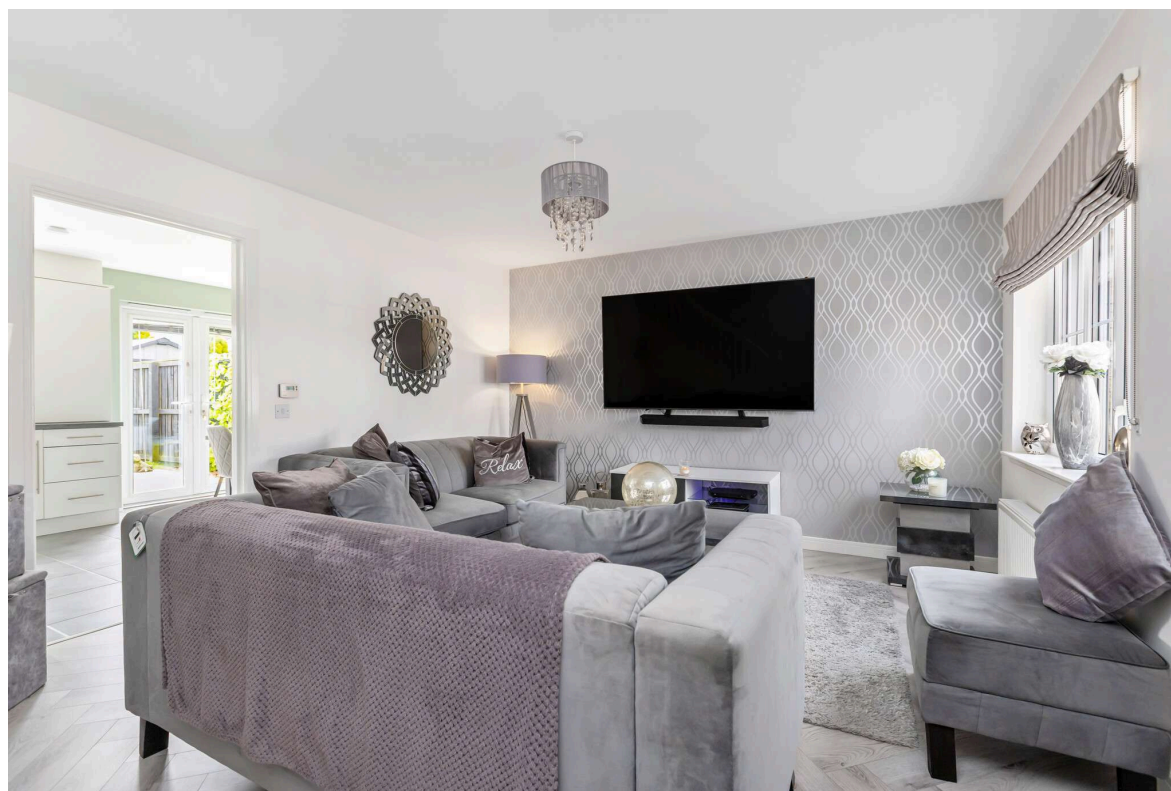




6 Kinniburgh Crescent
BATHGATE | EH47 0SS


warners
solicitors & estate agents



6 Kinniburgh Crescent

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Presented to the market is this beautifully presented three-bedroom semi-detached villa, forming part of a modern Bellway Homes development in the popular West Lothian town of Whitburn. Offering stylish interiors, generous living space and excellent outdoor accommodation, this property is perfectly suited to small families and couples alike.

The accommodation comprises a welcoming entrance hallway with a useful downstairs WC, a bright and spacious lounge benefiting from a generous storage cupboard, and a contemporary kitchen/dining room fitted with a range of modern units and integrated appliances. The kitchen offers ample space for a dining table and benefits from French doors providing direct access to the rear garden, creating an ideal space for both everyday family life and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, all benefiting from integrated storage, together with a modern family bathroom fitted with a stylish three-piece suite, shower over bath.

Externally, the property benefits from a beautifully landscaped rear garden laid to lawn with a patio area, ideal for outdoor dining and relaxing during the warmer months. To the front, the large mono bloc driveway is flanked by beautifully presented flower beds, creating excellent kerb appeal whilst also providing generous off-street parking.

Further benefits include gas central heating, double glazing and excellent storage throughout. The property is ideally positioned close to a wide range of local amenities, schooling and excellent transport links, with easy access to the M8 motorway network making it an excellent choice for commuters travelling to both Edinburgh and Glasgow.

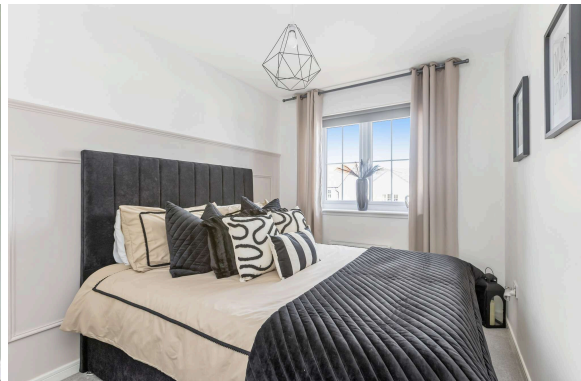
- Stunning modern three-bedroom semi-detached villa close to local amenities and transport links
- Welcoming entrance hallway with downstairs WC
- Spacious lounge with storage cupboard
- Modern kitchen/dining room with French doors to rear garden
- Three bedrooms with integrated storage
- Contemporary bathroom
- Landscaped rear garden with patio area
- Large mono bloc driveway

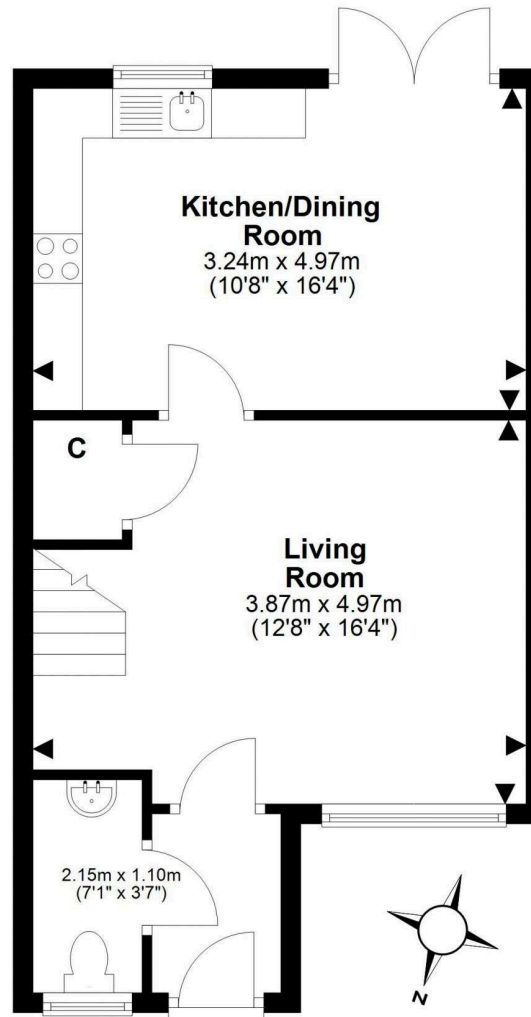
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



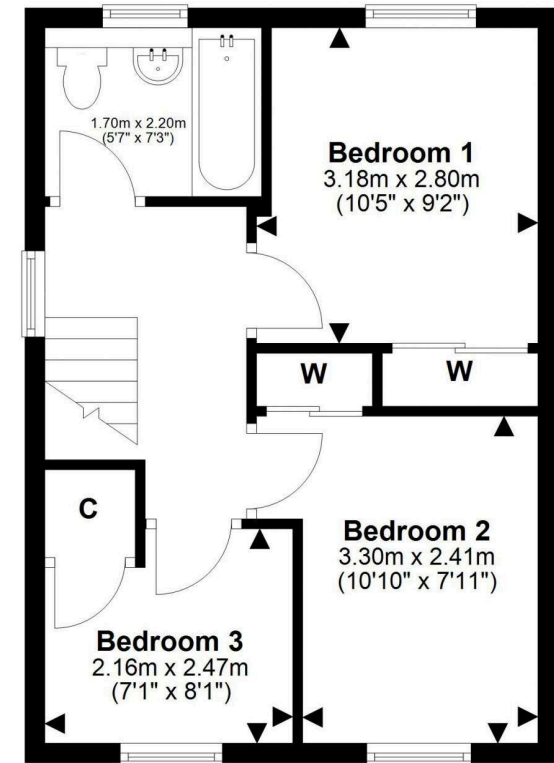
Integrated kitchen appliances including double oven, washing machine & dishwasher will be included in the sale of the property, along with all blinds & light fittings. Kitchen TV bracket will be included, though living bracket will be removed. EPC: C. CT: D. Factoring: Ross & Liddell Approx. £45 P/Q.

Bathgate is a well regarded West Lothian town lying well within commuting distance of both Edinburgh and Glasgow. In addition to small local shops, both Tesco and Morrisons have stores within the town whilst nearby Livingston is home to the Almondvale Centre, Freeport Leisure Village and Livingston Designer Outlet. Recreational facilities include a golf course or Beecraigs and Almondell Country Parks which are easily accessible. Schooling at all levels is catered for. An efficient bus service operates throughout the town and to other areas, whilst Bathgate Railway Station and easy vehicular access to the M8/ M9 motorway networks ensure easy commuting throughout the central belt.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.