



2 Priory Place, Whitecross

Linlithgow

Offers Over **£140,000**



2 Priory Place

Whitecross, Linlithgow

Welcome to Priory Place, Whitecross an impressive three bedroom semi detached home offering generous proportions, versatile accommodation and a fantastic opportunity for modern family living.

From the moment you step inside, the spacious entrance hallway immediately sets the tone for the accommodation that follows. The main living area is particularly impressive, offering an expansive footprint that can comfortably accommodate a range of furniture arrangements, including a substantial lounge suite and dedicated dining space. The generous proportions create a wonderful sense of openness while providing the flexibility to adapt the space around your own lifestyle.

The kitchen continues the home's spacious feel, finished in a neutral style and benefiting from excellent levels of worktop and storage space. Positioned to the rear of the property, the kitchen enjoys pleasant views across the garden, with direct rear door access providing a seamless connection between the indoor and outdoor spaces.

Upstairs, the property continues to impress with a spacious landing providing access to three well proportioned bedrooms and the family bathroom. The two principal bedrooms are particularly generous in size, offering excellent space for double beds and substantial bedroom furniture and additional storage. The third bedroom provides a highly flexible space and could be utilised as a child's bedroom, home office, dressing room or additional living space depending on the needs of the new owner.



The family bathroom is presented in a neutral finish, creating a clean and practical space for everyday use. Externally, the property benefits from a private driveway, while the expansive rear garden provides a useful outdoor area with direct access from the kitchen thanks to the fantastic size this space benefits from regular sunlight!

Overall, Priory place represents a fantastic opportunity to acquire a spacious semi detached home within Whitecross, offering excellent proportions, flexible accommodation and the potential to create a truly wonderful family home.

Home Report Value- £145,000

EPC - E

Council Tax Band - C

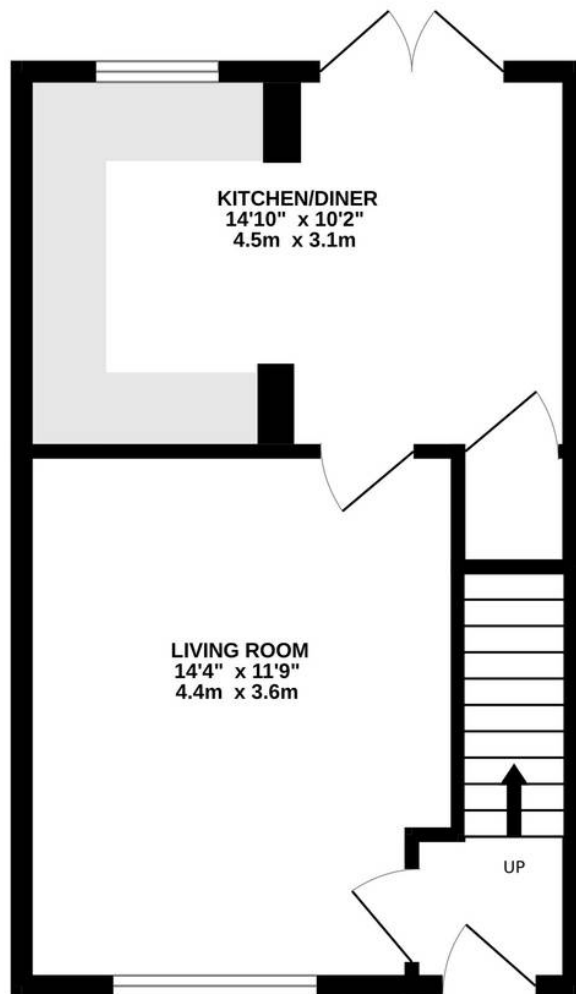
Square Ft- 743/ 69m2

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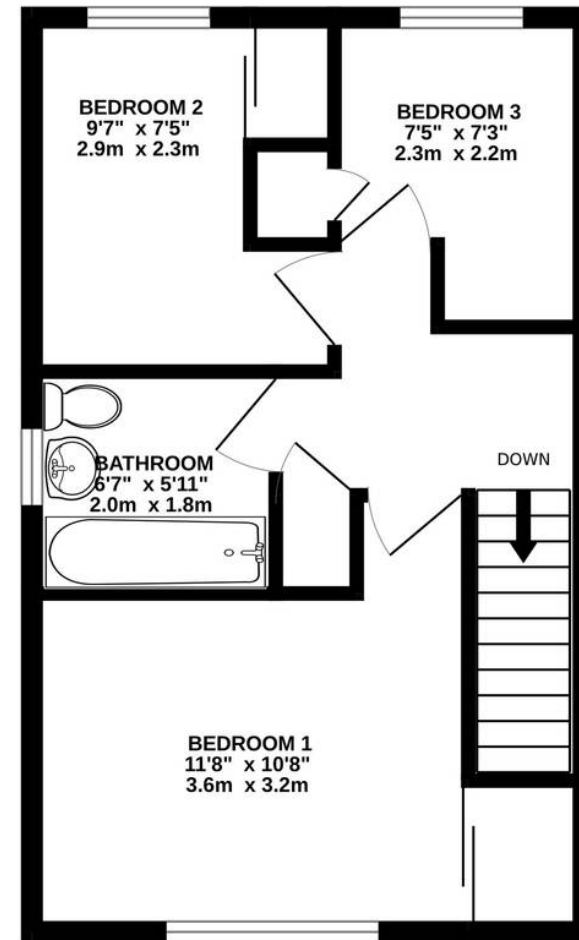




GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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