



Floor 0



Floor 1

Approximate total area<sup>®</sup>  
676 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## DESCRIPTION

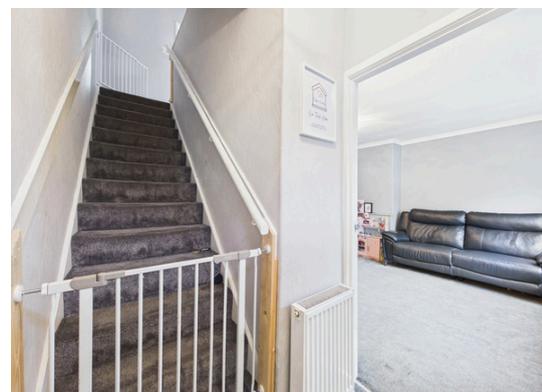
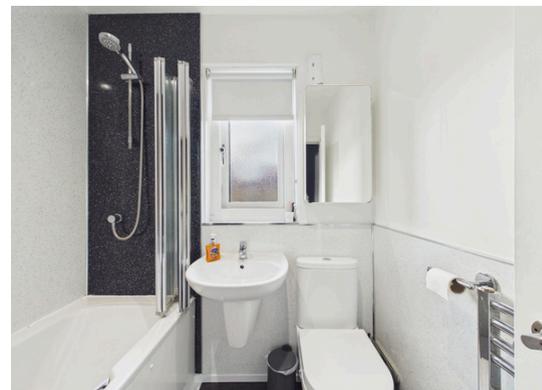
This two-bedroom semi-detached home has been well maintained by the current owners, offering a move-in ready opportunity for any prospective buyer.

The property offers bright and spacious accommodation throughout, with a particularly bright kitchen and a generous open lounge area, creating a comfortable and welcoming living space. To the rear, the private garden provides an excellent outdoor area to enjoy.

Ideal for first-time buyers or investors alike, the home is conveniently located close to local amenities and transport links.

### The property comprises of:

- Entrance hallway
- Bright kitchen
- Open and spacious lounge
- Family bathroom with shower over bath
- Two double bedrooms
- Private rear garden
- All amenities close by



## LOCATION

The traditional town of Whitburn boasts amenities catering for your everyday needs. There is a variety of shops and supermarkets, a health centre, a fitness centre with swimming pool, a library and other reliable local services. The town boasts a good choice of schools from nursery to secondary level. A more comprehensive range of facilities can be found in nearby Bathgate and Livingston. The town is ideally located with easy access to Edinburgh and Glasgow via the M8 motorway and the nearby Armadale train station

