



60 East Main Street, Whitburn, EH47 ORD



# Just Listed in Whitburn!

**Don't miss this Spacious 2 Bedroom Apartment  
in a prime East Main Street location.**

Set within a convenient central location, this generously proportioned upper apartment offers bright and comfortable living space, ideal for first time buyers, downsizers or buy-to-let investors. The property features a bright and spacious lounge with ample room for dining, a well-proportioned breakfasting kitchen with good storage, two generous double bedrooms and a large family bathroom.

## Key Property Features:

- Convenient Main Street Location
- 2 Spacious Bedrooms
- Bright Breakfasting Kitchen
- Generous Lounge
- Patio and Garden Space
- Prime Investment Opportunity





### Entrance Hallway

The welcoming entrance hallway provides access to all rooms within the property, finished with carpeted flooring and painted walls and benefits from a radiator and ceiling mounted light. The hallway also offers a practical entrance area for coats and shoes.

### Lounge/Diner

6.476m x 3.164m (21'02" x 10'04")

The spacious lounge and dining area offers excellent proportions for both relaxing and entertaining. The room features carpeted flooring and painted walls with ceiling mounted light fittings and a ceiling mounted smoke detector. A large window to the front allows plenty of natural light to fill the space, while French doors to the rear provide direct access outside and enhance the bright dual aspect feel. The room also benefits from a radiator and multiple power points.

### Kitchen

4.025m x 3.209m (13'02" x 10'06")

A well sized kitchen fitted with a range of wall and base units complemented by a laminate work surface providing ample preparation space. The kitchen features a built-in oven with gas hob and extractor fan above, along with tiled splashbacks surrounding the work areas. There is space for freestanding appliances including a fridge freezer and washing machine. The room is finished with tiled flooring, ceiling mounted lighting and a window overlooking the rear of the property allowing natural light into the space.

### Bedroom

1 4.876m x 2.818m (15'11" x 09'02")

A well-proportioned double bedroom located to the front of the property. The room is finished with carpeted flooring and painted walls, creating a comfortable and practical living space. A large front facing window allows plenty of natural light into the room. The bedroom also benefits from a generous built in storage cupboard, along with a ceiling mounted light fitting, radiator and multiple power points.

### Bedroom 2

4.754m x 3.044m (15'07" x 09'11")

A comfortable double bedroom positioned to the front of the property. The room features carpeted flooring and painted walls, creating a neutral space ready for personalisation. A front facing window allows natural light into the room, while a large built-in cupboard provides useful storage. The room also benefits from a ceiling mounted light fitting, radiator and power points.

### Bathroom

3.211m x 2.222m (10'06" x 07'03")

A well sized bathroom fitted with a three-piece suite including a bath with shower over, pedestal sink and toilet. The room is finished with patterned vinyl flooring and painted walls. A glazed window allows natural light into the space while also providing ventilation. The bathroom also benefits from a heated towel radiator and ceiling mounted lighting.

### Garden

The property benefits from an outdoor space to the rear, comprising a paved area located at the bottom of the steps, providing space for outdoor seating. In addition, there is a section of grassed garden positioned to the rear of the house.

### Additional Items:

Tenure: Freehold. | Council Tax Band: C | Factor Fee: None.

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWINGS: Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS: All offers should be submitted to: RE/MAX Property, RE/MAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

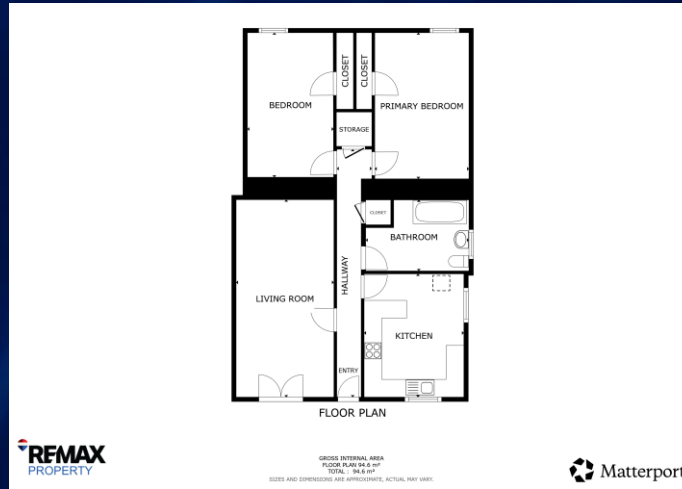
INTEREST It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670.





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Band	Current	Potential	Band	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(80+) <b>A</b>			(80+) <b>A</b>		
(69-79) <b>B</b>			(69-79) <b>B</b>		
(55-68) <b>C</b>			(55-68) <b>C</b>		
(46-54) <b>D</b>			(46-54) <b>D</b>		
(39-45) <b>E</b>			(39-45) <b>E</b>		
(31-38) <b>F</b>			(31-38) <b>F</b>		
(21-30) <b>G</b>			(21-30) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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