



55 Loch Maree Way

Whitburn, Bathgate, West Lothian, EH47 0RU



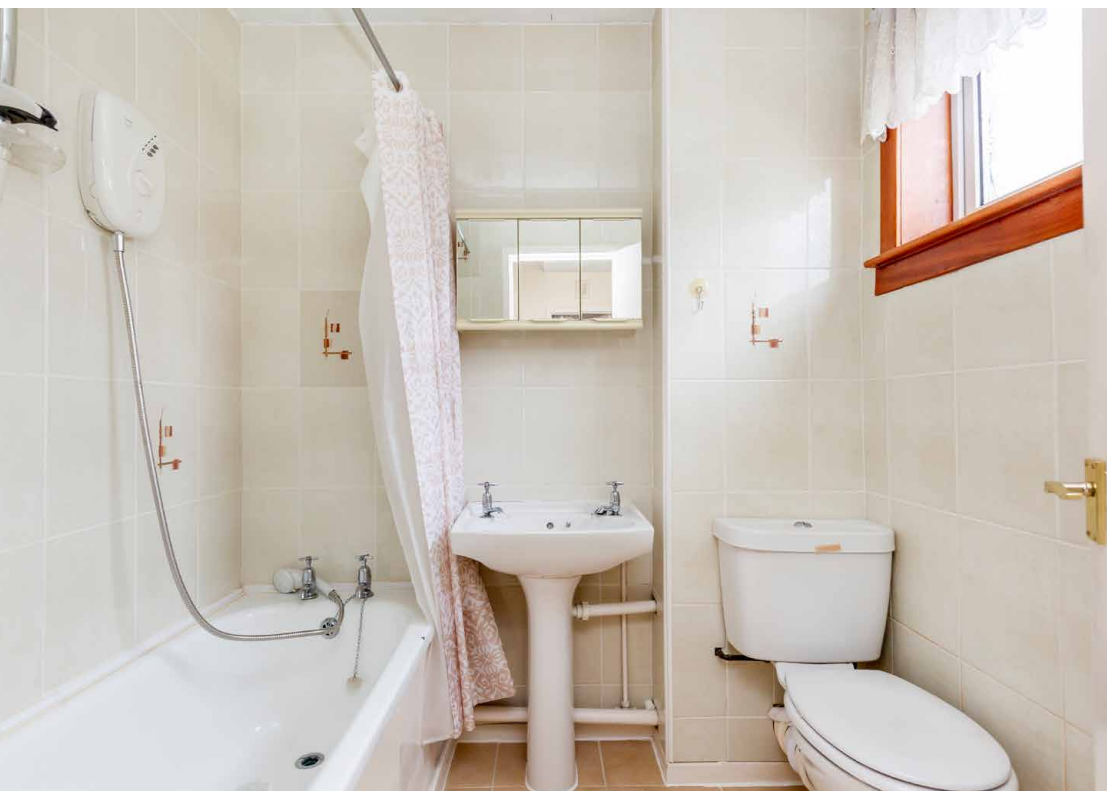
Property Summary

This upper maisonette is a wonderfully bright and airy home offering flexible accommodation with three double bedrooms, a versatile box room, and ample built-in storage, alongside a bathroom with a shower-over-bath and a reception room connected to a kitchen fitted with stylish cabinetry. The property further boasts far-reaching views, access to a shared garden, unrestricted on-street parking, and a peaceful residential setting within easy walking distance of local shops and schools. Ideally situated close to the M8 and equidistant from Glasgow and Edinburgh, Whitburn is perfectly placed for swift commuting across the Central Belt.

Extras: All fitted floor and window coverings and light fittings are included.

Property Features

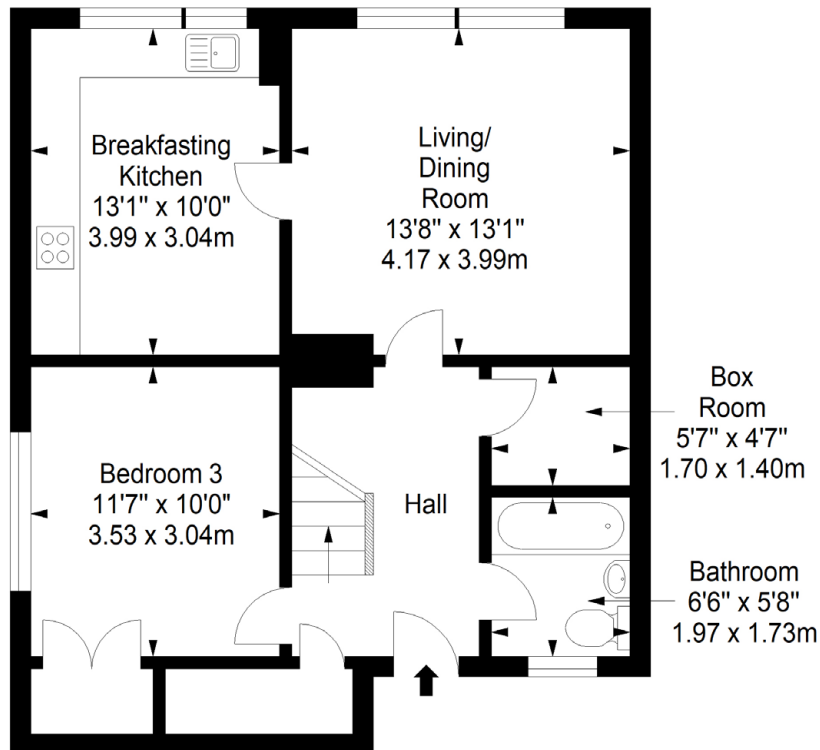
- Bright and airy upper maisonette
- Peaceful setting close to schools, local shops, and the M8
- Inviting entrance hall
- Living/dining room connected to a stylish fitted kitchen
- Three double bedrooms arranged over two floors
- Bathroom with shower-over-bath
- Excellent built-in storage, including a versatile box room
- Far-reaching views and access to a shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan

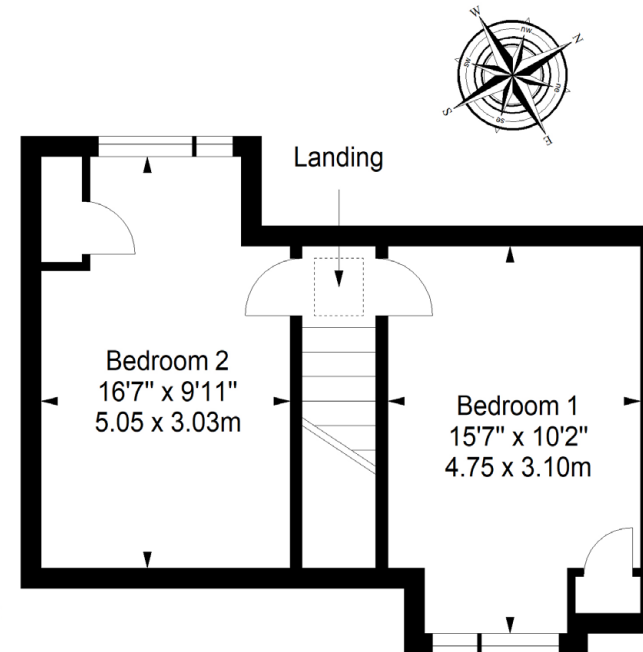
First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

All Enquiries to our Property Department:

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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