



2 Spruce Drive

Whitburn, West Lothian, EH47 8JW



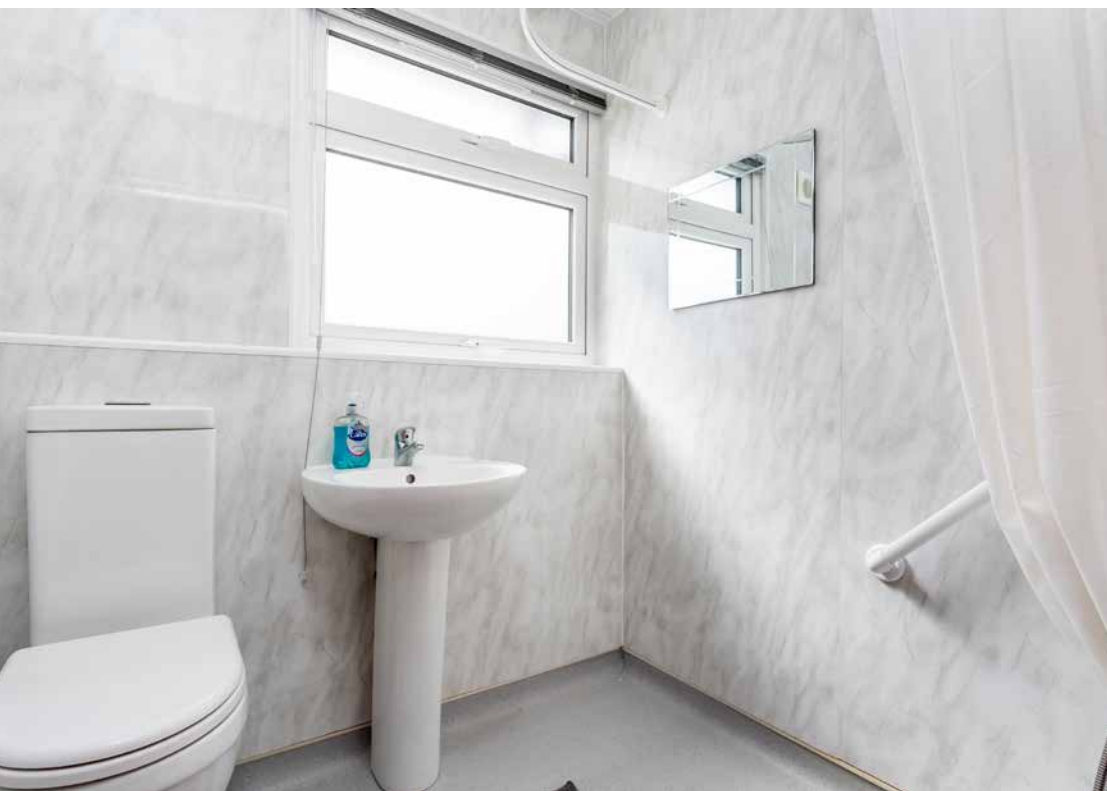
Property Summary

This bright two-bedroom home enjoys a quiet setting in popular Whitburn, a well-connected town ideally placed for swift commuting to Edinburgh, Glasgow, and across the Central Belt via the nearby M8. The modern accommodation includes two double bedrooms (one with fitted storage), a wet room, and a useful store, alongside a spacious living/dining room connected to a versatile south-facing conservatory and a contemporary integrated kitchen. Occupying an appealing corner plot, the semi-detached house further benefits from enclosed low-maintenance gardens and unrestricted on-street parking.

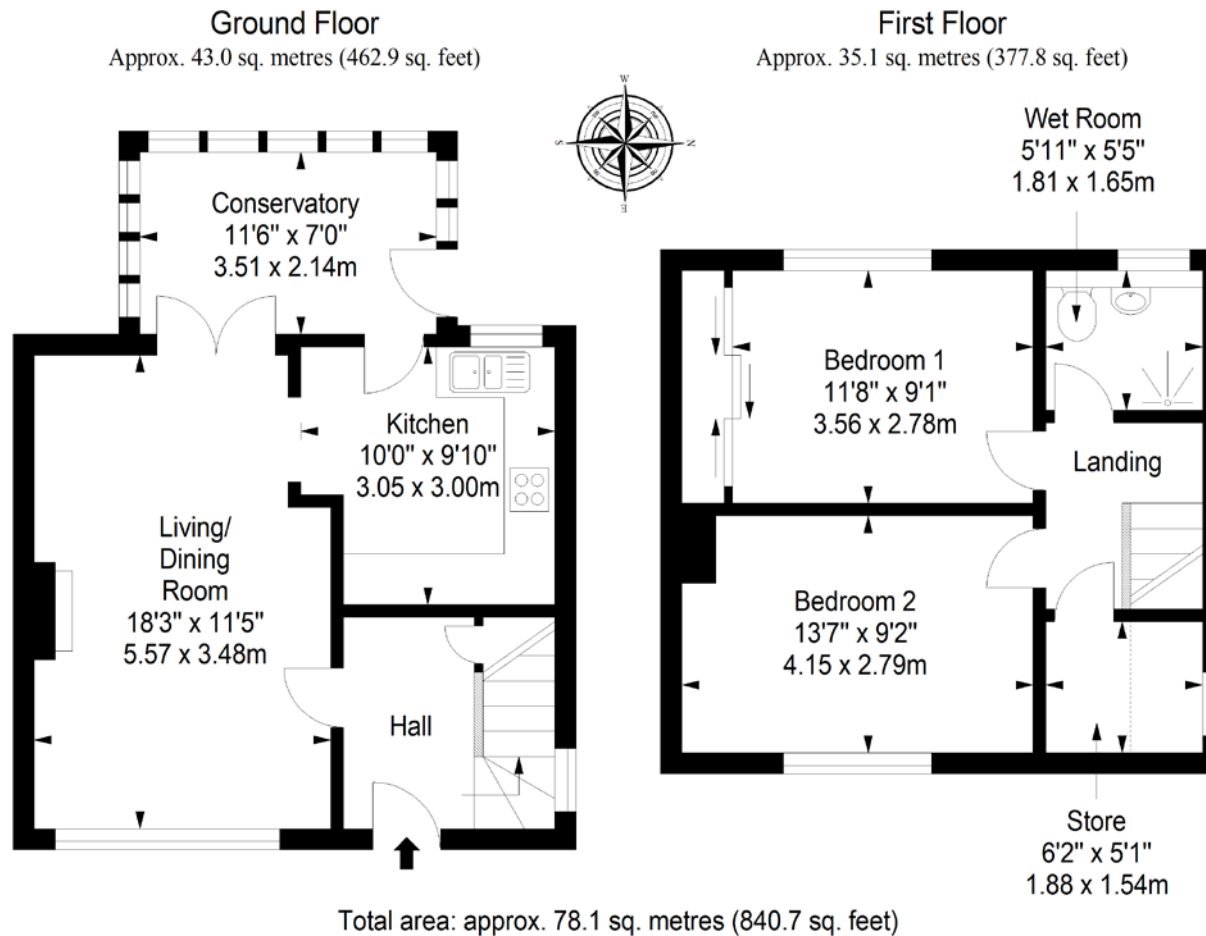
Extras: All fitted floor and window coverings and light fittings are included.

Property Features

- Quiet setting in a popular commuter town
- Semi-detached house with bright modern interiors
- Entrance hall with storage
- Spacious living/dining room with conservatory and kitchen access
- Versatile south-facing conservatory
- Contemporary integrated kitchen
- Two double bedrooms (one with fitted storage)
- Practical wet room and useful first-floor store
- Enclosed corner plot with low-maintenance gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



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