



Ivybank 49

Main Street, East Whitburn, Bathgate, EH47 0JB



Property Summary

Set within commuting distance of Edinburgh and Glasgow, this four-bedroom, two-bathroom detached house on East Whitburn's Main Street will appeal to a wide demographic of buyers, including city professionals looking to retreat from city life, growing families, couples and newlyweds. The spacious family home comprises a sunny double-aspect living and dining room with French doors to the rear garden, an attractive breakfasting kitchen with high-spec appliances and worktops, four wardrobed double bedrooms (two with a sunny aspect), as well as a versatile fifth bedroom, which is currently used as a study. Completing the home is a first-floor family bathroom with excellent vanity storage and a modern shower room on the ground floor. Externally, the property benefits from private gardens with a store and shed, a driveway, and a single and double garage.

Extras: all fitted floor and window coverings, light fittings and integrated kitchen are included in the sale.

Property Features

- Generous detached bungalow
- Set on East Whitburn's Main Street
- Attractive, modern interiors throughout
- Entrance vestibule and hall with built-in storage
- Sunny double-aspect living/dining room
- Stylish French-doored breakfasting kitchen
- Four double bedrooms with fitted storage
- Versatile fifth bedroom/study
- Contemporary family bathroom
- Modern shower room
- Private gardens to the front and rear
- An attached store and a detached shed
- Private driveway and garage parking
- Gas central heating and double glazing
- EPC Rating - D









Four wardrobed double bedrooms (two with a sunny aspect), as well as a versatile fifth bedroom

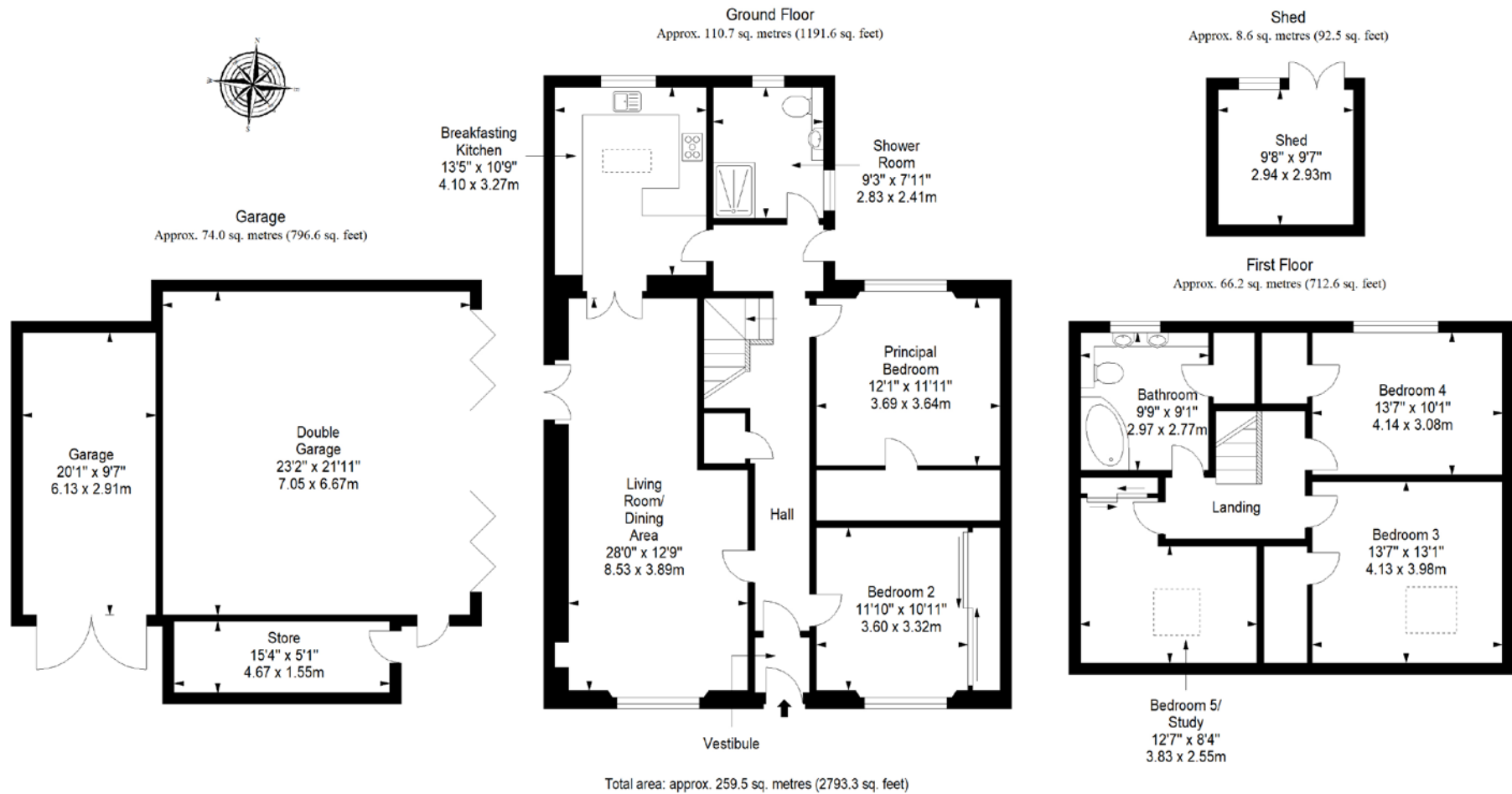




Private gardens to the front and rear, with a store and shed, a driveway, and a single and double garage



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