

15 Bridgeside Avenue

Whitburn, West Lothian, EH47 8HL

SNEDDON MORRISON
SOLICITORS & ESTATE AGENTS







Property Summary

Quietly positioned in the small town of Whitburn, this bright and spacious lower villa boasts two double bedrooms, a shower room and an eat-in kitchen connected to a living room with access to a low-maintenance enclosed rear garden enjoying a sunny southwest-facing aspect. Additionally, unrestricted on-street parking is conveniently available nearby. It is an appealing choice for professionals, young families and downsizers, situated within easy reach of everyday amenities, schools and the M8, allowing swift commuting across Scotland's Central Belt.

Extras: All fitted floor and window coverings, light fittings and gas hob, double electric oven, extractor fan, dishwasher, washing machine, tumble dryer, as well as outside sheds, are included.

Property Features

- Peaceful setting in Whitburn, close to the M8
- Bright and spacious lower villa with a southwest-facing rear aspect
- Inviting entrance hall with excellent storage
- Living room with kitchen and garden access
- Well-appointed dining kitchen
- Two double bedrooms
- Shower room with a generous shower enclosure
- Enclosed, low-maintenance rear garden with decking and gravel
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





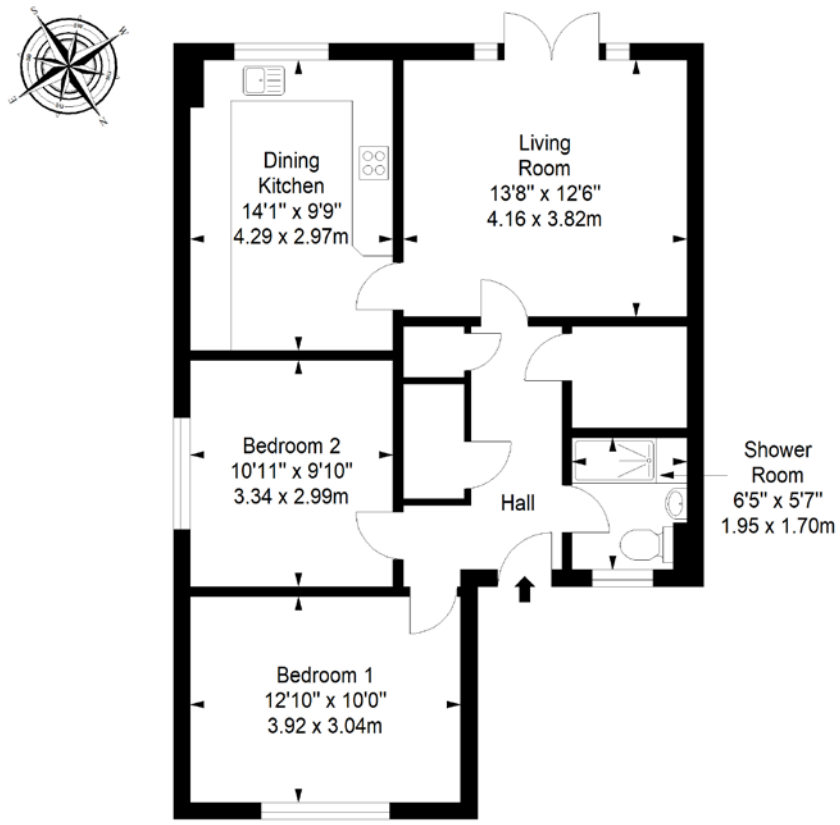




Floorplan

Ground Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



Total area: approx. 69.0 sq. metres (742.7 sq. feet)

All Enquiries to our Property Department:

Afton Henderson | ah@sneddons-ssc.co.uk | 01506 815832 | www.sneddonmorrison.co.uk

14 East Main Street, Whitburn, West Lothian EH47 0RB

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

SNEDDON MORRISON
SOLICITORS & ESTATE AGENTS