



11 White Street, Whitburn, EH47 0BE



Boasting spacious rooms, driveway and fully enclosed rear garden this ideally located property is an ideal 1st time buy or investment opportunity.

The property comprises of reception hallway, lounge, breakfasting kitchen, three good sized bedrooms and family shower room. The property also benefits from double glazing and gas central heating throughout.

Externally the property has gardens to the front and rear. Front garden is laid to lawn bordered by mature shrubbery and flowers, with a driveway providing off street parking. Fully enclosed rear garden is laid to lawn with a chipped area.

The village of Whitburn has shops, recreational facilities, bank and post office; schooling is well catered for within the village primary schools and a secondary school. Public transport to nearby Bathgate is good with regular bus services and also rail service to Edinburgh and the newly finished line to Airdrie from Bathgate. Easy access from this area to the M8 Edinburgh to Glasgow motorway and also surrounding area of Livingston.

VIEWING IS HIGHLY RECOMMENDED

**OIRO
£74,995**

**Ref No.
WSW11**



Reception Hallway

The reception hallway has three storage cupboards, laminate flooring and radiator.

Lounge 15'08 x 12'02 (4.77m 3.71m)

Good sized lounge with double glazed window to the rear of the property, laminate flooring, modern fireplace, radiator, telephone point, and coving.

Kitchen / Breakfast Room 10'04 x 11'06 (3.51m x 3.15m)

Good sized fitted kitchen with matching wall & base units and contrasting high gloss worktops. Electric hob and oven, laminate flooring, stainless steel sink & drainer and window to the front of the property, breakfast bar, radiator and vinyl flooring.

Bedroom One 12'10 x 11'07 (3.92m x 3.51m)

Double bedroom with window to the front of the property, cupboard, coving, radiator and laminate flooring.



Bedroom Two

11'06 x 10'05 (3.50m x 3.15m)

Double bedroom with window to the side of the property, cupboard, coving, radiator and laminate flooring.

Bedroom Three

11'06 x 9'07 (3.50m x 2.92m)

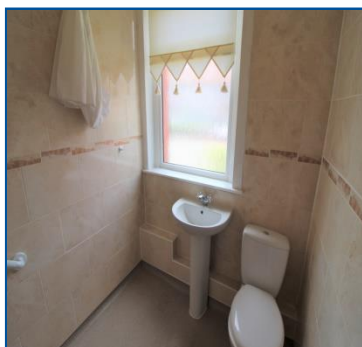
Double bedroom with window to the side of the property, cupboard, coving, radiator and laminate flooring.

Shower Room

Wet floor shower room fitted with white suite comprising of wash hand basin, WC and electric shower, radiator, opaque window and tiled walls.

Externally

Externally the property has gardens to the front and rear. Front garden is laid to lawn bordered by mature shrubbery and flowers, with a driveway providing off street parking. Fully enclosed rear garden is laid to lawn with a chipped area.



EARLY VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED

Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

OFFERS

All offers should be submitted to:
Newman Properties
32 -34 King Street
Bathgate
EH48 1AX
Telephone 01506 635800, Fax 01506 657465

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
Newman Properties
on 01506 635800.



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Newman Properties on 01506 635800

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