



2 Whitelaw Drive, Boghall

Bathgate, West Lothian, EH48 1RQ



Property Summary

Set on the peaceful rural fringes of Bathgate, this south-facing attached house benefits from unrestricted on-street parking, a private garden, and far-reaching views towards the Pentland Hills. Internally, the home features two spacious bedrooms, a tasteful contemporary bathroom, a bright dual-aspect reception room, and a modern breakfasting kitchen, with the living spaces enjoying a bright dual-aspect outlook. The town centre and rail station are located less than two miles away, with the M8 close by for swift commuting across the Central Belt.

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



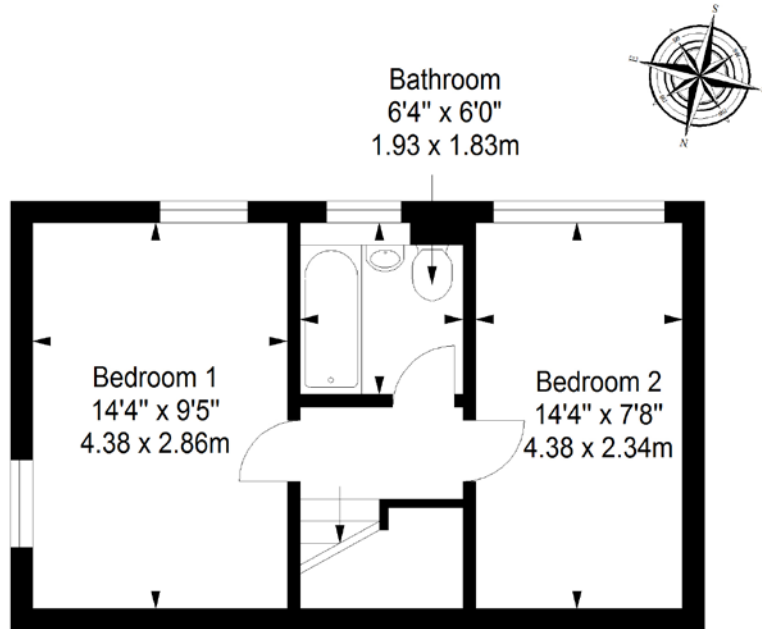
Property Features

- Quiet setting with captivating views
- South-facing attached house with attractive décor
- Light and airy entrance hall
- Dual-aspect living/dining room
- Modern breakfasting kitchen
- Two double bedrooms
- Modern bathroom with shower-over-bath
- Private front garden
- Unrestricted on-street parking
- Fischer electric heating system & double glazing
- EPC Rating - F

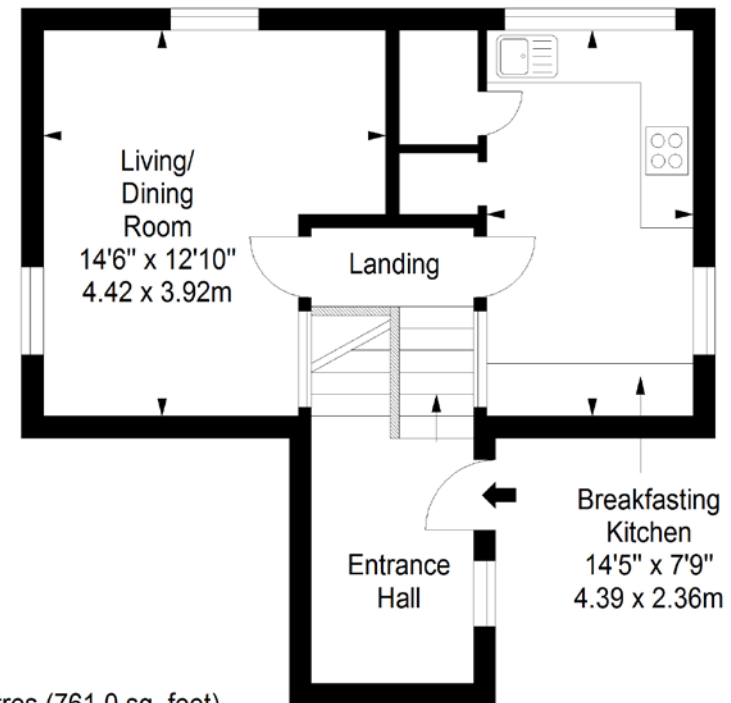


Floorplan

Ground Floor
Approx. 32.5 sq. metres (349.8 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

All Enquiries to our Property Department:

01501 740345 | ss@sneddons-ssc.co.uk | 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