



88 Armadale Road

Whitburn, Bathgate, West Lothian, EH47 0EY



Property Summary

Benefiting from generous enclosed gardens and unrestricted on-street parking, this semi-detached house offers a bright and spacious family home with three double bedrooms, a bathroom, a ground-floor WC, a sunny dining kitchen, and a large living room. The home is situated in the small town of Whitburn, conveniently close to the M8 for swift commuting across the Central Belt with Edinburgh and Glasgow accessible in under 45 minutes.

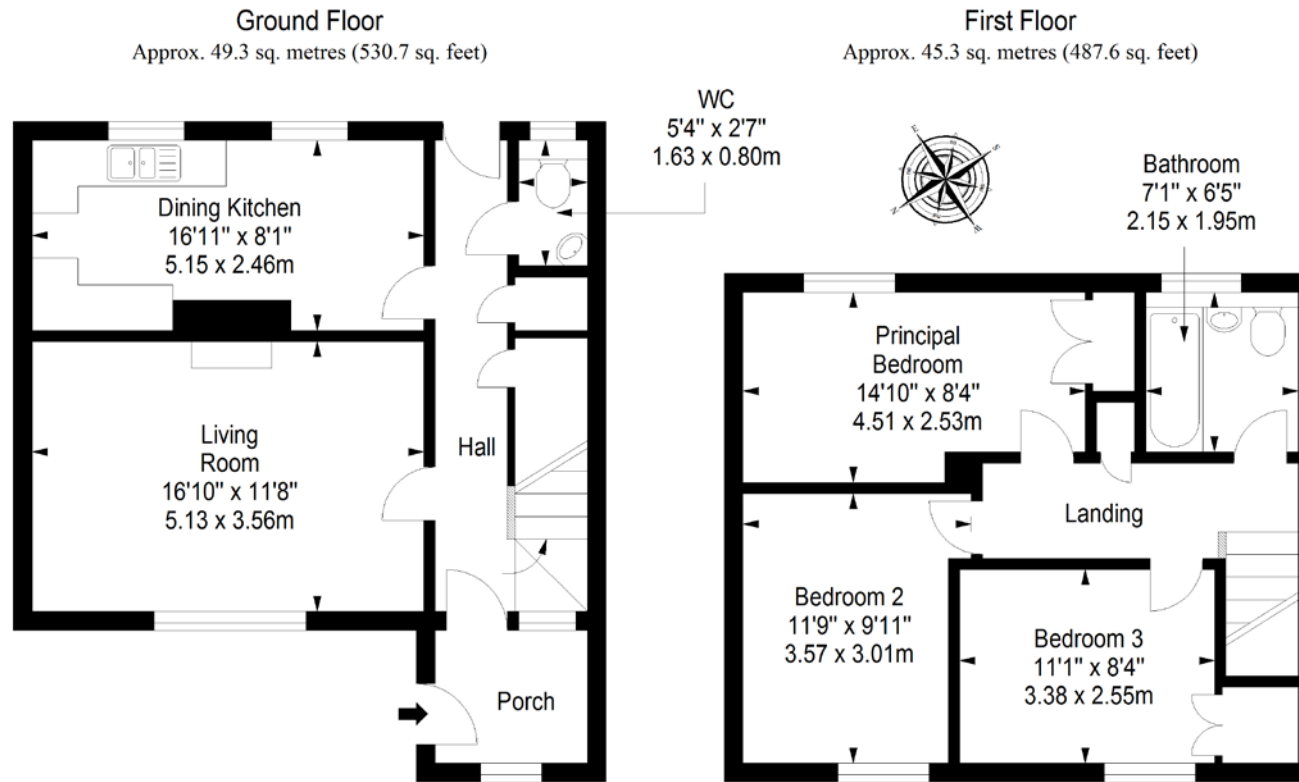
Extras: All fitted floor and window coverings and light fittings are included in the sale.

Property Features

- Small town with good commuting links
- Bright and airy modern interiors
- Semi-detached house
- Porch and hall with storage, WC, and rear access
- Generous living room with fireplace
- Southerly-facing dining kitchen
- Three double bedrooms (two with storage)
- Bathroom with shower-over-bath
- Sizeable enclosed gardens, south-facing to the rear
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

All Enquiries to our Property Department:

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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