



1 Cedar Crescent

Whitburn, West Lothian, EH47 8LL





Property Summary

Presented with immaculate, contemporary interiors enhanced by a palette of neutral décor throughout, this two-bedroom semi-detached house in Whitburn represents an ideal purchase for first-time buyers, professionals, couples, small families, and rental investors alike, and is presented in a true move-in condition. The home is perfectly situated for swift access to the town's amenities, including a selection of shops and other everyday essentials, primary and secondary schools, transport links, and scenic open spaces, including Polkemmet Country Park.

Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale.

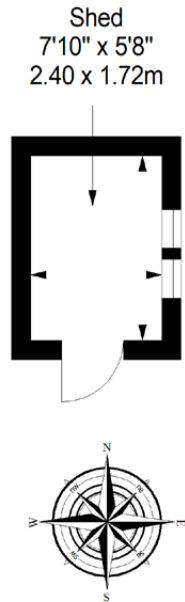
Property Features

- Semi-detached house in Whitburn
- Beautifully presented, modern interiors
- Entrance hall with built-in storage
- Spacious, dual-aspect living/dining room
- Contemporary kitchen with garden access
- Two well-proportioned double bedrooms
- Useful box room/study space
- Stylish bathroom with shower-over-bath
- Colourful front garden
- Low-maintenance rear garden
- Access to unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D

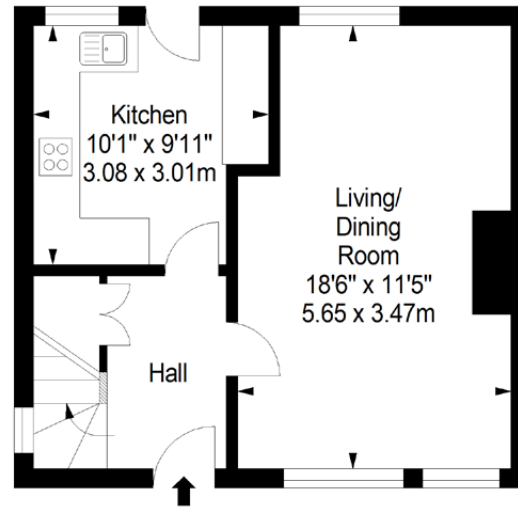


Floorplan

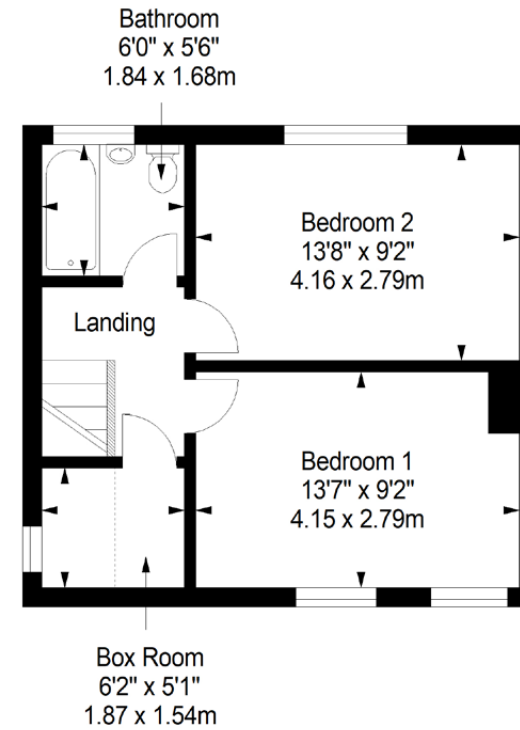
Shed
Approx. 4.1 sq. metres (44.1 sq. feet)



Ground Floor
Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor
Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 75.5 sq. metres (812.7 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