



101 Whitelaw Drive

Bathgate, West Lothian, EH48 1RN



Property Summary

Introducing a two-bedroom link-terraced house with an appealing location in popular Bathgate, set close to a public park and the surrounding countryside, near schools, amenities, and transport links. The home offers bright and airy rooms, and it benefits from an enclosed rear garden, which features a lawn and a patio area and a southeast-facing aspect. The property has clearly been well cared for, yet presents buyers with an exciting opportunity for modernisation, allowing you to set the style and standards of the home.

Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, washing machine, and tumble dryer to be included in the sale.

Property Features

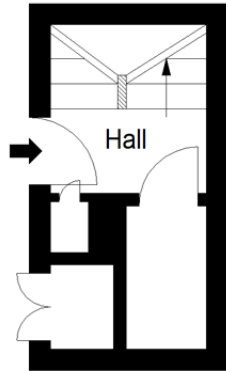
- Link-terraced house in popular Bathgate
- Equidistant to Edinburgh and Glasgow
- Far-reaching elevated views
- Entrance hall with built-in storage
- Good-size, dual-aspect living room
- Dual-aspect dining kitchen
- Two double bedrooms
- Modern three-piece shower room
- Southeast-facing rear garden
- Secure external storage
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan

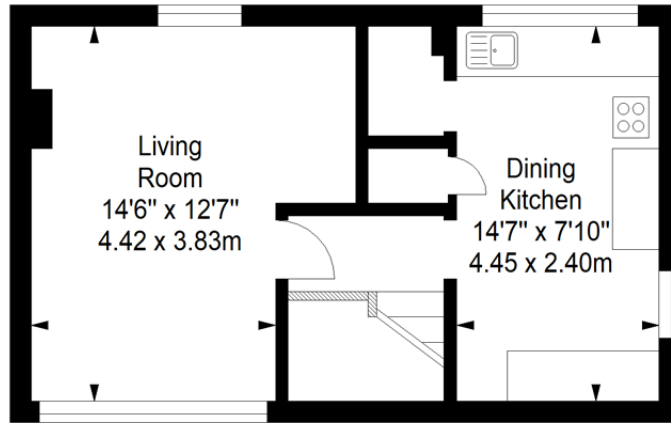
Ground Floor

Approx. 7.1 sq. metres (76.4 sq. feet)



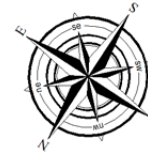
First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



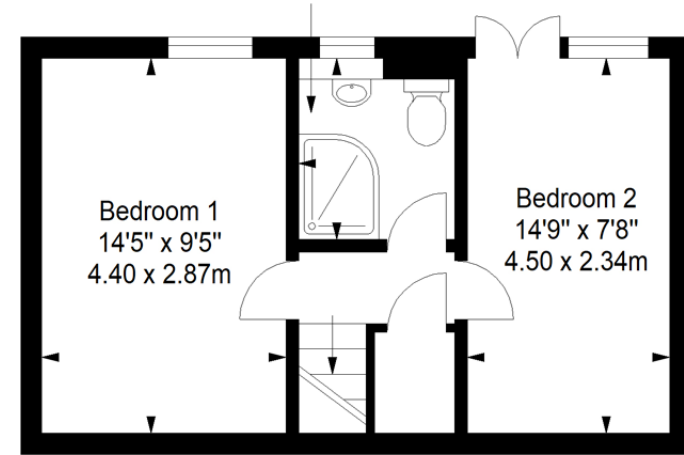
Garden Level

Approx. 33.2 sq. metres (357.4 sq. feet)



Shower Room

7'1" x 6'0"
2.15 x 1.84m



Total area: approx. 73.5 sq. metres (791.2 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