



23 Bog Road,

Whitburn



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Whitburn

Welcome to 23 Bog Road, a charming two-bedroom semi-detached property boasting excellent potential for its future owners. This inviting residence is thoughtfully presented to the market with no onward chain, offering an enticing opportunity for those seeking a convenient and comfortable lifestyle. Nestled in a prime location, this property enjoys easy access to a range of amenities, ensuring that daily necessities and recreational activities are within effortless reach. The bustling town centre, is just a leisurely stroll away. For commuters, the proximity to the M8 motorway offers swift and convenient travel options, facilitating seamless journeys to nearby towns and cities. Whether heading to work or embarking on leisurely excursions, the accessibility afforded by this strategic location is sure to be appreciated. Families will find this residence particularly appealing, as it is conveniently situated within close proximity to both primary and secondary schooling options.



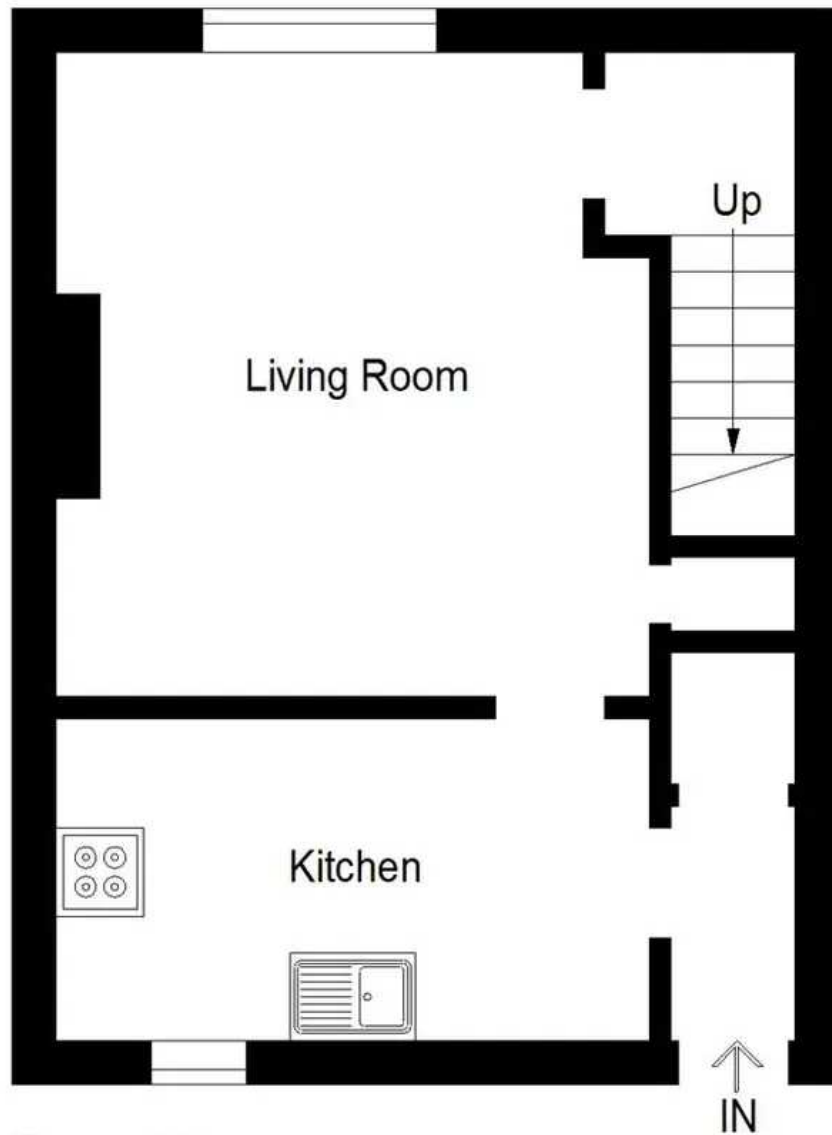
## Whitburn

The small town of Whitburn lies to the west of West Lothian and provides convenient transport connections with two junctions of the M8 motorway as well as easy access to both Edinburgh and Glasgow via Bathgate and Armadale Train Stations. The town is a great base for commuters thanks to its ample local amenities including an award winning gym, swimming pool, supermarkets, primary school and secondary schools. Nature lovers are in luck too with Polkemmet Country Park only minutes away offering tranquil woodlands, golf course, café and outdoor play area – all this is conveniently situated right on your doorstep. In recent years, the town of Whitburn has been completely transformed due to The Heartlands – one of Europe's most expansive regeneration projects. Over a decade, hundreds of homes have been built, with plenty more on the pipeline. With generous investments into amenities such as a petrol station, fast food restaurants and a coffee shop, these plans look set to only increase over the years – transforming Whitburn into an exciting place for people to live.

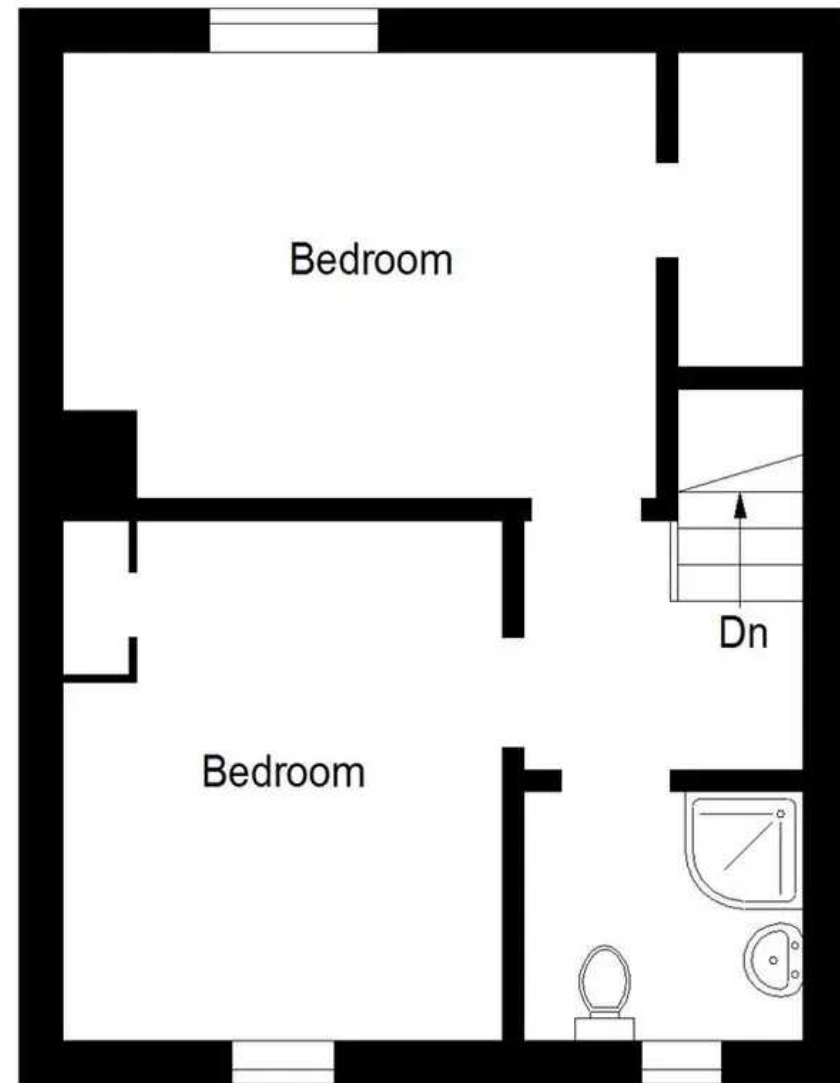




Approximate Gross Internal Area = 68.2 sq m / 734 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID974484 / Ref:85036)



## Bridges Properties

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