



# 8 Jubilee Road

Whitburn, Bathgate, EH47 0AS



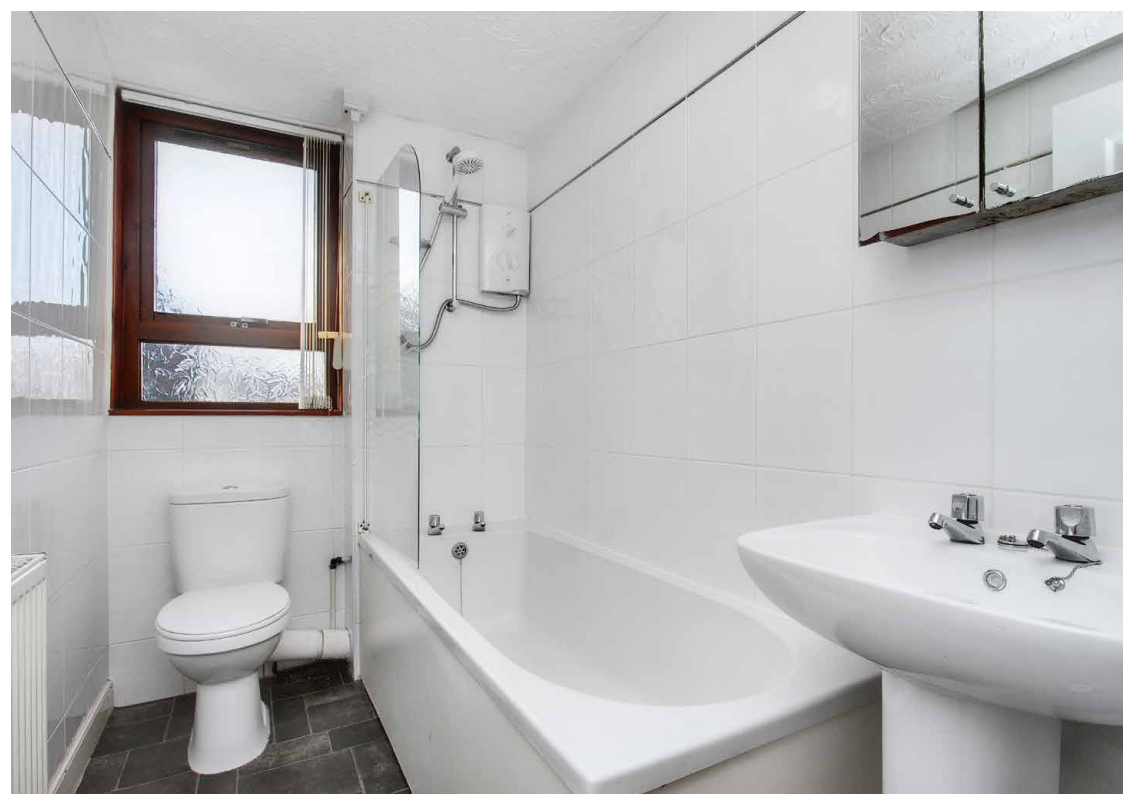
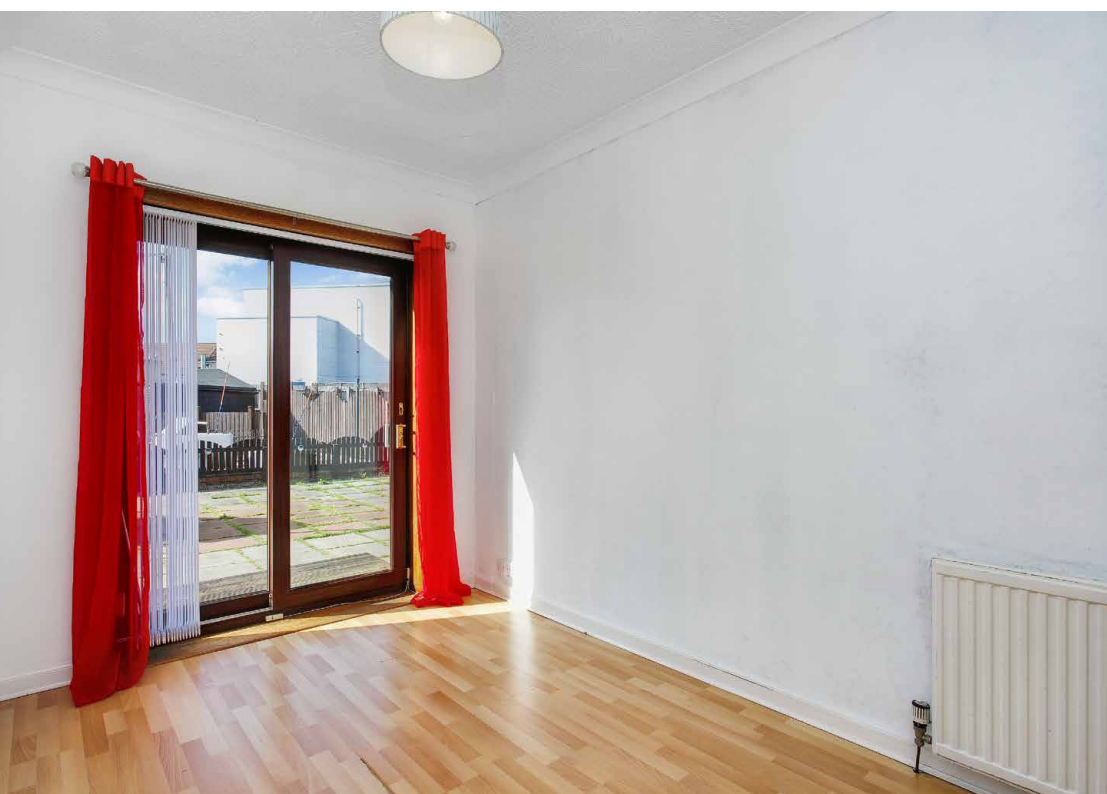
## Property Summary

A main-door lower villa which provides buyers with an attractive blank canvas, as well as an excellent degree of versatility, enjoying configurations for one/two reception rooms and three/two double bedrooms. It also comes with private parking and a fully-enclosed rear garden, which is paved for ease of maintenance and for summer dining. Ideal for a wide demographic (including downsizers, first-time purchasers, and families), this southeast-facing home is an excellent residence with a convenient location in Whitburn. Handily, it also offers an equidistant commute to Edinburgh and Glasgow.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, freestanding fridge/freezer, and washing machine to be included in the sale.

## Property Features

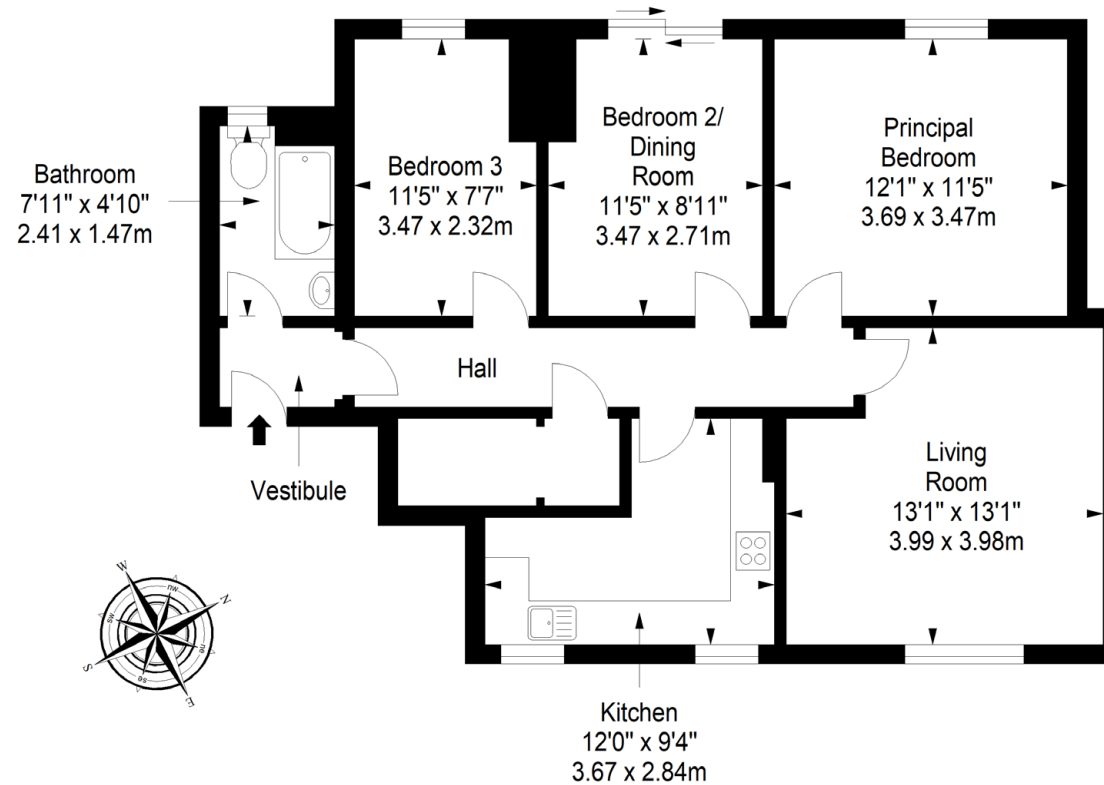
- Spacious and versatile lower villa
- Situated in the heart of Whitburn
- Neutral interiors throughout
- Private main-door entrance
- Vestibule and hall with large walk-in store
- Living room with southeast-facing aspect
- Fitted kitchen that is well appointed
- Two bright and airy double bedrooms
- Third double bedroom/dining room
- 3pc bathroom with overhead shower
- Private gardens to the front and rear
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C



# Floorplan

## Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

## All Enquiries to our Property Department:

01506 815832 | [afton.henderson@sneddons-ssc.co.uk](mailto:afton.henderson@sneddons-ssc.co.uk) | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
14 East Main Street, Whitburn, West Lothian EH47 ORB

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