



# 36 Hunter Grove, Whitburn

Bathgate, EH47 0NN



## Property Summary

This two-bedroom semi-detached house offers a sought-after rural lifestyle in Whitburn, just a 32-minute drive from Glasgow city centre and only 45 minutes by car from Edinburgh city centre – ideal for professionals looking for an alternative to city living. The home enjoys spacious and light-filled accommodation requiring some cosmetic upgrades and is a fantastic prospect for buyers seeking a home to customise to their taste. The property is further complemented by readily available on-street parking and private, low-maintenance gardens.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

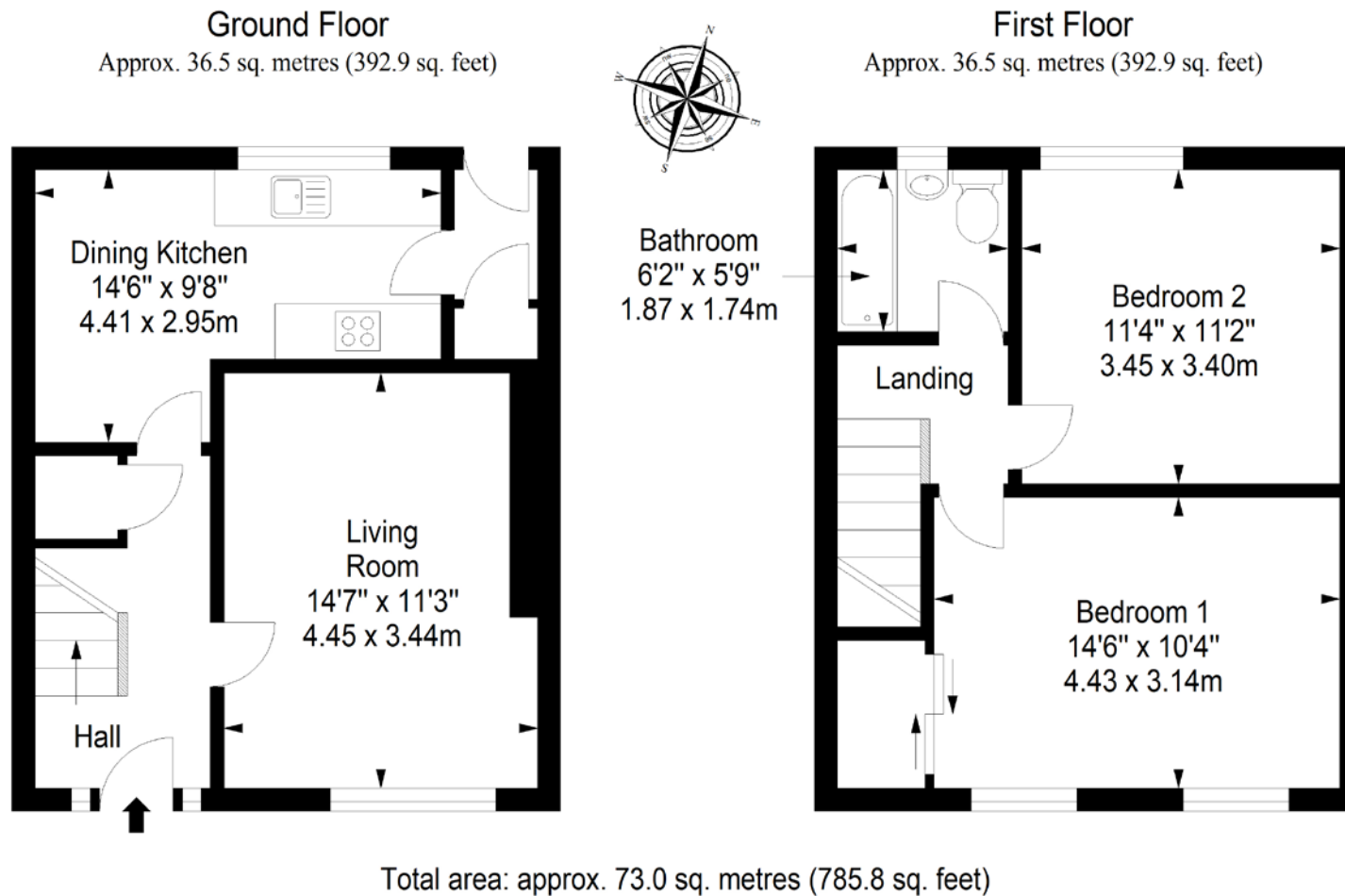
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## Property Features

- Semi-detached house in Whitburn
- Highly desirable small town setting
- Outstanding location near bus links, shops and parks
- Exciting redecoration opportunities
- Entrance hall with storage
- Sunny living room with fireplace
- Open-plan dining room and kitchen
- Sun-filled double bedroom with storage
- Second double bedroom
- Three-piece family bathroom
- Private gardens to the front and rear
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D



# Floorplan



## All Enquiries to our Property Department:

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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