



36 Turnhigh Road

Whitburn, Bathgate, West Lothian, EH47 8HX



Property Summary

Located in the popular commuter town of Whitburn, well placed for swift access to both Glasgow and Edinburgh, this two-bedroom mid-terraced house offers spacious, well-proportioned accommodation with a sunny rear aspect and bright, minimalist interiors that are move-in ready, while also providing scope for personalisation. The property is complemented by a secure south-facing rear garden and ample unrestricted on-street parking, and is situated just over a mile from the town centre and Whitburn Academy, with local primary schooling, open countryside, and excellent road links via the M8 all close at hand, making it an ideal choice for professionals and small families.

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

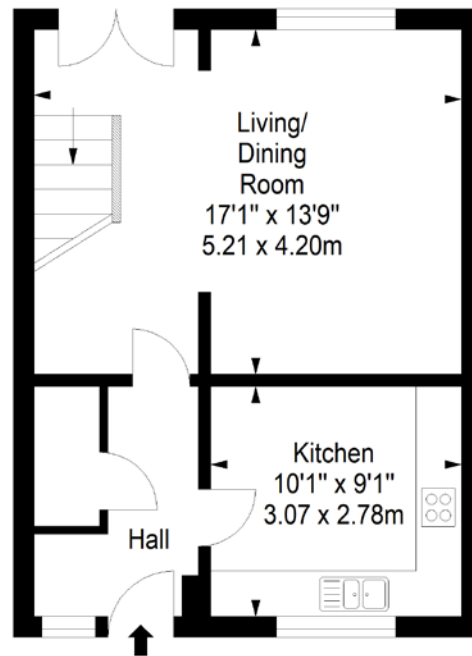
Property Features

- Peaceful commuter-town location
- Modern mid-terraced house with bright, move-in-ready interiors
- Naturally lit entrance hall with storage
- South-facing living/dining room with garden access
- Sleek contemporary kitchen with integrated appliances
- Two double bedrooms with mirrored wardrobes
- Bathroom with shower-over-bath
- Secure south-facing garden with a shed
- Ample unrestricted street parking
- Gas central heating and double glazing
- EPC Rating - C

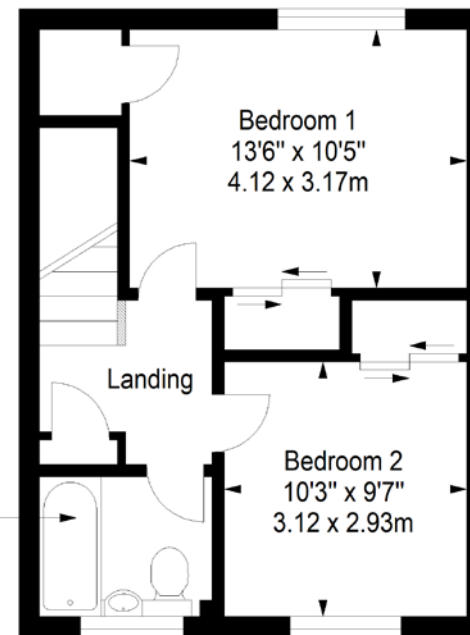


Floorplan

Ground Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

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