



# 8 Millbank Square

Whitburn, Bathgate, EH47 0HE





Welcome to a beautifully presented semi-detached house, situated within an established residential neighbourhood in Whitburn, offering crisp, modern interiors throughout. The accommodation begins with a triple-aspect entrance porch and hall, featuring useful under-stair storage, which leads to a spacious, west-facing, dual-aspect reception room. This room boasts a focal fireplace and French doors that open directly to the garden. An attractive fitted kitchen also enjoys direct garden access. Upstairs, the landing offers additional storage and leads to a generous main bedroom with two fitted wardrobes (one mirrored) and two west-facing windows for ample natural light, a versatile second bedroom with a mirrored wardrobe, and a modern shower room with a wall-hung mirror, vanity storage, and shelving. Externally, the property benefits from enclosed private gardens, a gated driveway, and a garage with an attached garden store.

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

## Property Features

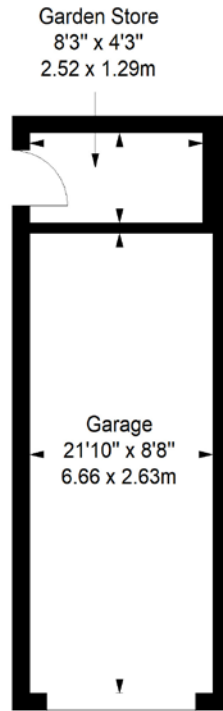
- Semi-detached house in Whitburn
- Set in an established residential neighbourhood
- Entrance porch and hall with under-stair storage
- West-facing living/dining room with fireplace and French doors
- Attractive fitted kitchen with garden access
- Landing with storage
- Main bedroom with two wardrobes
- Versatile second bedroom with a wardrobe
- Modern shower room
- Enclosed private gardens
- Gated driveway and garage with attached garden store
- Gas central heating and double glazing
- EPC Rating - D



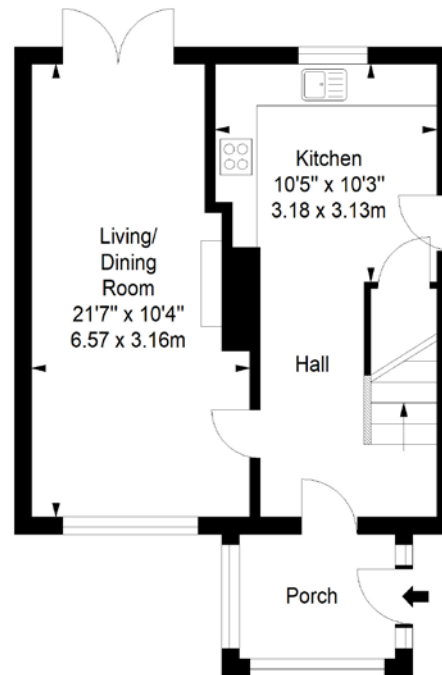


# Floorplan

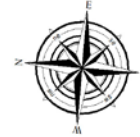
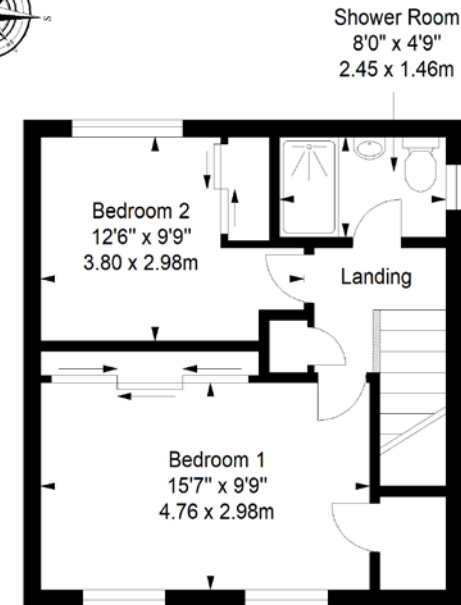
**Garage & Garden Store**  
Approx. 21.2 sq. metres (228.2 sq. feet)



**Ground Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 81.2 sq. metres (874.1 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