



11 Elm Square

Whitburn, Bathgate, EH47 8NE



Set at the end of a cul-de-sac, this two-bedroom (plus box room) semi-detached house has a central location in Whitburn, close to amenities, schools, and transport links. It provides bright and airy interiors which are neutrally presented, ensuring a desirable blank canvas for new buyers. The home features a light-filled reception area, a well-appointed kitchen, and a tiled bathroom. In addition, it has the benefit of easy-to-maintain gardens to the front and rear, both of which are enclosed. The rear garden also offers a lot of space, as well as a suntrap, south-facing aspect – perfect for summer barbecues.

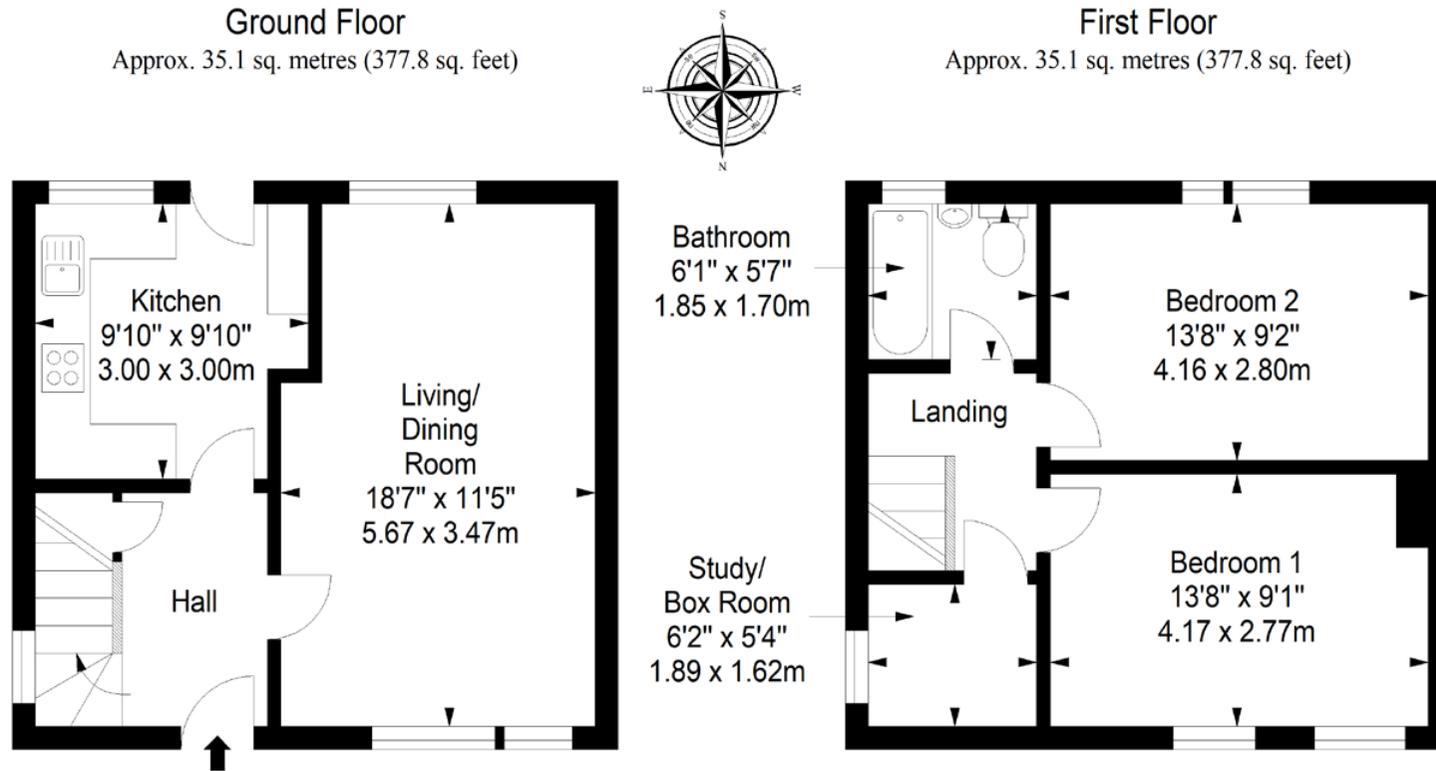
Extras: all fitted floor and window coverings, light fittings, an electric cooker and washing machine to be included in the sale.

Property Features

- A well-presented semi-detached house
- Convenient location in the town of Whitburn
- Neutral decoration throughout
- Welcoming hall with built-in storage
- Dual-aspect living/dining room
- Fitted kitchen with rear garden access
- Two spacious double bedrooms
- Versatile box room for creative use
- Bright three-piece bathroom
- Low-maintenance, enclosed gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan



Total area: approx. 70.2 sq. metres (755.6 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