



REMAX
Property

20 Cultrig Drive, Whitburn
Offers Over £124,000



Derrick Mooney & RE/MAX Property welcome you to this delightful 2 bedroom mid-terraced house, perfect for first-time buyers or those looking to downsize. Step inside to find a large, contemporary lounge with double patio doors that flood the space with natural light and provide a seamless connection to the outdoors. The modern kitchen sits just off the lounge, offering plenty of storage and workspace. Upstairs, you will find two generously sized double bedrooms and a well-appointed bathroom.

Outside, the fully enclosed rear garden has been designed for low maintenance living. Plant and shrub borders add a splash of greenery without the need for extensive upkeep.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Whitburn is a popular residential town offering a range of local primary and secondary schools, everyday shops, cafés and restaurants. Whitburn is well placed for commuting, with quick access to the M8 linking to Edinburgh and Glasgow, and nearby rail services in Armadale and Bathgate. Excellent outdoor space is available at Polkemmet Country Park, featuring woodland walks, golf and family attractions. A wider range of retail, leisure and dining can be found in nearby Bathgate and Livingston. Larger shopping centres, cinemas and business hubs are also close by, making the area ideal for families and professionals alike.

Lounge

17' 3" x 15' 5" (5.27m x 4.69m)

A generously proportioned lounge featuring stylish laminate flooring and an abundance of natural light, enhanced by double patio doors that open directly onto the fully enclosed rear garden. An additional external door provides further convenient access.

Kitchen

10' 11" x 8' 4" (3.33m x 2.54m)

A spacious kitchen fitted with a range of white wall and base units, offering ample storage and workspace. The room is equipped with a gas hob, electric oven, and extractor fan, and is finished with practical laminate flooring.

Double Bedroom

13' 11" x 11' 1" (4.23m x 3.38m)

A well-proportioned double bedroom featuring carpeted flooring and a full wall of fitted units, providing excellent storage. A front-facing window allows for natural light which floods the room.

Double Bedroom

13' 11" x 11' 1" (4.23m x 3.38m)

A well-proportioned double bedroom featuring carpeted flooring and a full wall of fitted units, providing excellent storage. A front-facing window floods the room with natural light.

Family Bathroom

5' 11" x 5' 10" (1.80m x 1.77m)

A fully tiled bathroom finished in crisp white, complemented by practical vinyl flooring. The suite comprises a WC, wash hand basin, and a shower enclosure fitted with a shower."

Double Bedroom

13' 11" x 10' 0" (4.25m x 3.05m)

A versatile double bedroom, currently utilised as a home office, offering flexibility to revert to bedroom use. The room features neutral décor, carpeted flooring, and a window overlooking the rear garden







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