



36 Union Road, Whitburn



## 36 Union Road, Whitburn

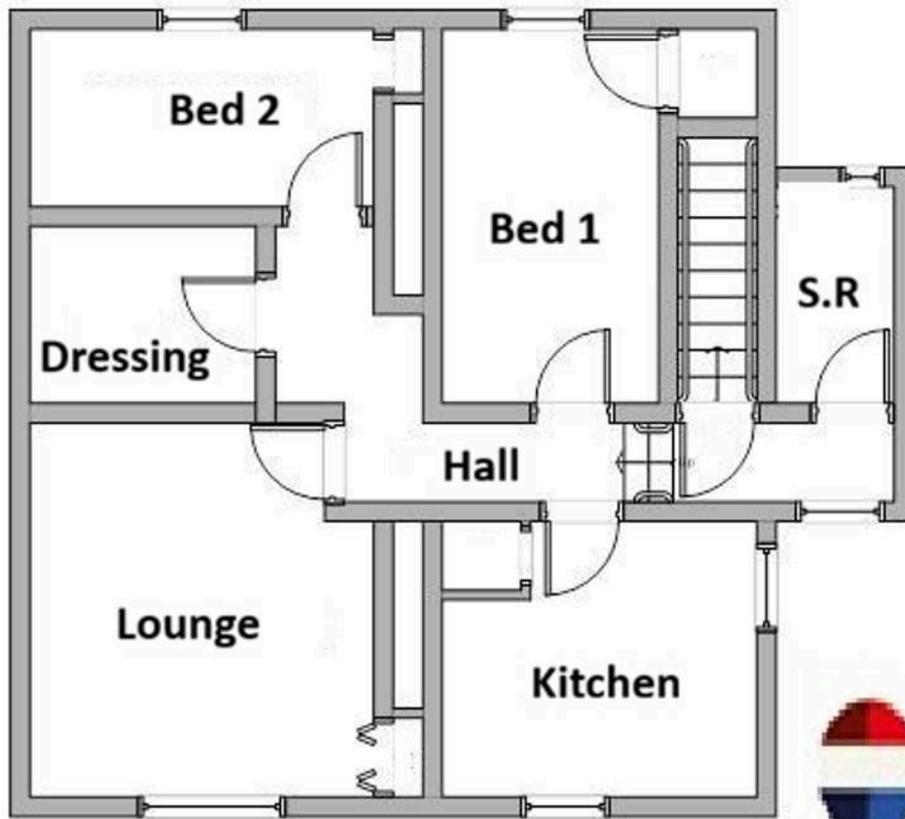
NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exceptional 2-bedroom upper villa, superbly positioned on the highly sought-after Union Road in Whitburn. An outstanding opportunity for first-time buyers, the property boasts impressively generous interiors, private gardens, and a prime location within easy walking distance of the town centre. The accommodation comprises a spacious lounge, a stylish breakfasting kitchen, 2 well-proportioned double bedrooms, a versatile dressing room/study, and a contemporary shower room.

The internal accommodation extends from a welcoming central hallway. The lounge is positioned to the front, flooded with natural light from large windows, and beautifully finished in refined tones complemented by contrasting laminate flooring. A well-appointed kitchen/diner lies nearby, featuring an excellent range of base and wall-mounted units with sleek worktops, dual-aspect windows, and space for an elegant dining set – perfect for relaxed midweek breakfasts. Two generous bedrooms follow, with one serving as an impressive principal room overlooking the rear, while the second is currently utilised as a home office, offering flexibility to suit the purchaser. An additional room provides a stunning dressing room, though it could equally function as a study, home gym, or library. Completing the accommodation is a beautifully presented three-piece shower room, enhanced by a glazed window and a fresh, contemporary finish.

Externally, the property is complemented by beautifully maintained gardens, featuring a neatly sectioned lawn that offers excellent privacy and flexibility for a variety of outdoor arrangements, along with access to a shared parking area.







**REMAX**  
SELECT

**REMAX SELECT – *By Niall McCabe***

6 Whitburn Road, Bathgate - EH48 1HH

01506 532684 • bathgate@remax-scotland.homes •

All information provided is intended as a general guide and should not be relied upon as statements of fact. Prospective purchasers are advised to verify all details independently, including measurements, condition, and services, which have not been tested.