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16 Whitdalehead Road

Whitburn, Bathgate EH47 8LQ

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The perfect blend of modern living and family-friendly design, this end terrace villa, has been beautifully renovated and nestles within a residential estate in popular Whitburn. Ideally situated with quick access to Bathgate, Livingston, and the M8, this home offers both convenience and comfort.

Behind a front garden and driveway, step inside and be greeted by an inviting open-plan living space that is bright and airy, showcasing contemporary décor that enhances the home's cheerful ambiance. This versatile area allows you to arrange your furniture to suit your lifestyle, whether you're entertaining friends or enjoying quality family time. As you continue through the reception space, you'll find a spacious kitchen designed for casual dining, complete with a back door that opens up to a large, south-facing rear garden – perfect for those sunny days and outdoor activities. Ascend the stairs to discover two well-proportioned bedrooms, providing cosy retreats for rest and relaxation. The property also features a stylish three-piece family bathroom with a corner bath. Additional storage is available with a large cupboard off the landing and attic space.

Property Summary

- End terrace villa
- Recently opened up ground floor spaces, to suit modern family life
- Spacious south-facing kitchen, with access to rear garden
- Two excellent double bedrooms
- Bright three-piece bathroom
- Gas central heating & double glazed windows
- Large south-facing rear garden, with shed & covered deck area
- Driveway in front garden & unrestricted on-street parking
- EPC Rating - B | Council Tax Band - B

Home Report Value - £135,000







Stunning
open-plan
main living
space





Outdoor space: there is a well kept garden, mostly laid to lawn, with large shed and covered decked area, for outside dining

Parking: Driveway area in front garden & ample on-street parking

Extras: all fitted floor coverings, curtains, light fittings and kitchen appliances (oven, hob and washing machine), to be included in the sale.
American style fridge/freezer and furniture items available by separate negotiation

Let us help you find your next
dream property!



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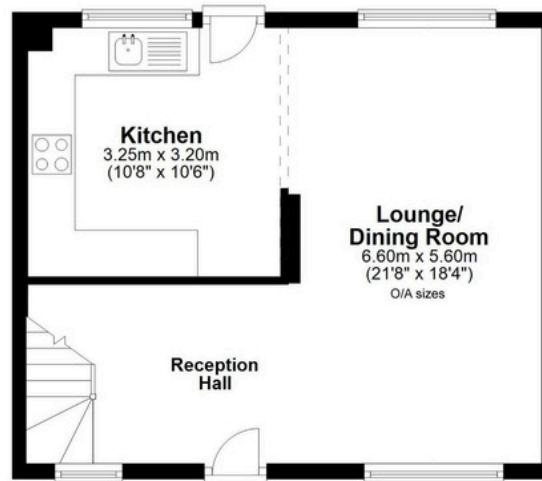
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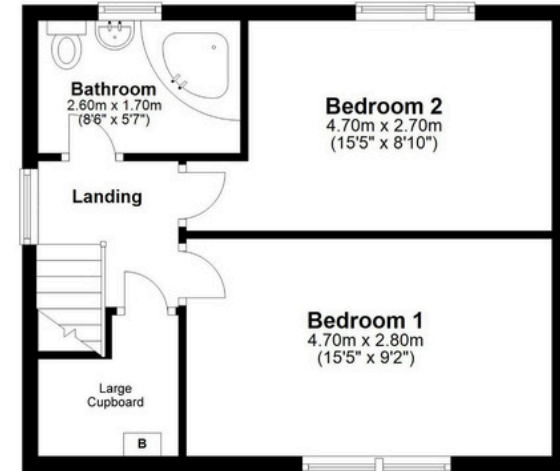
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)

Total Area: approx.
73.9 sq.metres (795.6 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Location

Whitburn is a small town, on the outskirts of Bathgate, adjacent to the M8 and 8 miles from Livingston. Due to its close proximity to the M8 it offers fast efficient connections to Edinburgh, Glasgow, the M9 and Edinburgh International Airport. The high street offers a good range of local shops, pharmacy and post office. More extensive shopping can be found in Bathgate and Livingston. Bathgate has the Xcite leisure centre and golf course. BeesCraig country park is a short drive away.

Excellent schooling is provided with a choice of two primary schools and Whitburn Academy. As well as the M8, there are great transport links with a train station in Armadale; a 10 minute drive and regular bus services.