



£84,000 offers Over

Whitelaw Drive, Bathgate

Terraced House | 2 Bedrooms | 1 Bathroom

01501 486123



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# Step Inside

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## Key Features

- Spacious Accommodation
- Two Double Bedrooms
- Large Lounge
- Dining Kitchen
- Contemporary Family Bathroom

## Property Description

Strathavon Properties are delighted to offer to the market this well presented mid terraced home set within walking distance of Bathgate town centre and train station. With spacious accommodation set over two floors the property provides a great opportunity for first time buyers and investors. Property comprises; Lounge, Dining Kitchen, Two Double Bedrooms and Family Bathroom.

## Main Particulars

**Strathavon Properties are delighted to offer to the market this well presented mid terraced home set within walking distance of Bathgate town centre and train station. With spacious accommodation set over two floors the property provides a great opportunity for first time buyers and investors. Property comprises; Lounge, Dining Kitchen, Two Double Bedrooms and Family Bathroom.**

**The entrance hall gives access to both the upper and lower levels of the property. Two large cupboards provide excellent storage.**

**On ascending the stairs to the upper level you gain access to the main living areas. There is a real feeling of space due to the partially open plan layout. The large and tastefully decorated lounge has double aspect windows flooding the room with natural light. A short hallway leads into the dining kitchen that has been fitted out with a great range of both wall and base mounted units, with contrasting worktop. There is space for a dining table, and similar to the lounge it benefits from having double aspect windows.**

**The lower level of the property continues to impress and is home to the two well-proportioned double bedrooms both of which have been finished to a high standard. A beautiful contemporary family bathroom has been fitted out with a white three piece suite comprising; w/c, wash hand basin, and bath with shower. In the hallway between the bedrooms a large storage cupboard again provides ample storage.**

**Externally an enclosed decking area is perfect for enjoying the sun, or as a safe play area for little ones. A lock up provides a useful dry outside storage space. There is an additional outside area that has been laid with artificial turf.**

**All blinds, light fittings and shades included, as well as integrated appliances in the kitchen.**

Lounge	(4.4m x 3.9m)
Dining Kitchen	(4.4m x 2.4m)
Bedroom 1	(4.4m x 2.9m)
Bedroom 2	(4.4m x 2.3m)
Bathroom	(2.0m x 1.9m)

**Bathgate offers a well serviced town centre which include shopping, pubs, restaurants, supermarkets, and access to the M8 motorway connecting Edinburgh, Glasgow and all surrounding districts.**

**IMPORTANT NOTE:**

**We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.**







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 LARN - LARN1903008 Registered Office: ,



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