



£118,000 Offers Over

Cleland Street, Whitburn, EH47

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached
- Lounge / Diner
- Breakfasting Kitchen
- Two Double Bedrooms
- Driveway
- Detached Garage
- Large Rear Garden

## Property Description

Ideally positioned a short walk from Whitburn Town Centre, this well presented Two Bedroom Semi Detached property will appeal to first time buyers, and buy to let investors. Property Comprises: Entrance Hall, Lounge / Diner, Kitchen, Two Double Bedrooms, Bathroom and Detached Garage.

## Main Particulars

Ideally positioned a short walk from Whitburn Town Centre, this well presented Two Bedroom End Terraced property will appeal to first time buyers, and buy to let investors. Property Comprises: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Family Bathroom and Detached Garage.

On entering the property the hallway gives access to the lounge / diner and kitchen, with carpeted stairs leading to the first floor accommodation.

The lounge / diner is spacious and bright due to double aspect windows to the front and rear of the property.

Off the rear of the hallway lies a generous breakfasting kitchen that benefits from a good range of base and wall units with contrasting worktop, and a large larder style cupboard offering additional useful storage. A door to the side leads out to the garden.

The upstairs accommodation includes two bedrooms, the first of which is a large double overlooking the front aspect with a storage cupboard. Bedroom two is also a double, this time overlooking the rear of the property and again with built in cupboard. The bathroom has been converted to a wetroom and has a white suite comprising; wash hand basin, wc and electric shower. Two cupboards on the landing provide more excellent storage.

Externally to the front a well kept garden is laid to turf and bordered with a hedge. To the side a driveway offers parking for multiple cars and leads to the detached garage that could be utilised for a number of uses. A large garden with a shed lies to the rear and is mainly laid to turf.

All blinds and light fittings as well as white goods in the kitchen are included.

[Home Report 8 Cleland Street.pdf](#)

LOUNGE / DINER - 5.97m x 3.73m

BREAKFASTING KITCHEN - 3.56m x 2.34m

BEDROOM 1 - 4.11m x 3.26m

BEDROOM 2 - 4.11m x 2.83m

WETROOM - 1.98m x 1.67m

Location

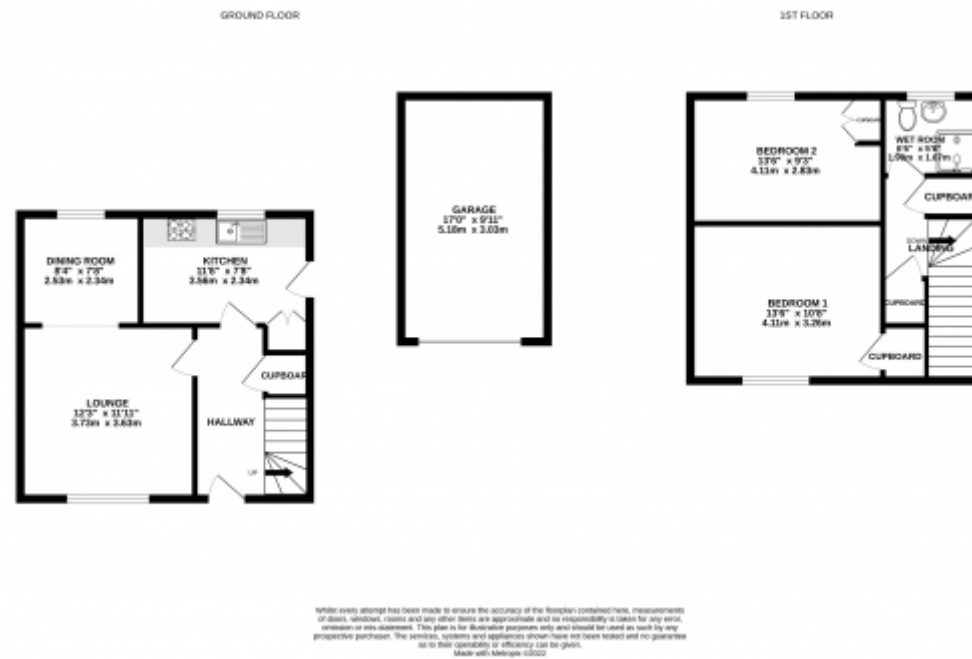
Whitburn is a popular town, with a great sense of community. Ideally placed for the commute to Edinburgh and Glasgow, it has easy access to the M8 network. There is a railway station close by in Armadale that connects to both Edinburgh and Glasgow. The local schools are Whitdale and St Josephs primary and the catchment

secondary schools are Whitburn Academy and St Kentigerns Academy. A well serviced town centre is only a short walk away.

**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





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

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