



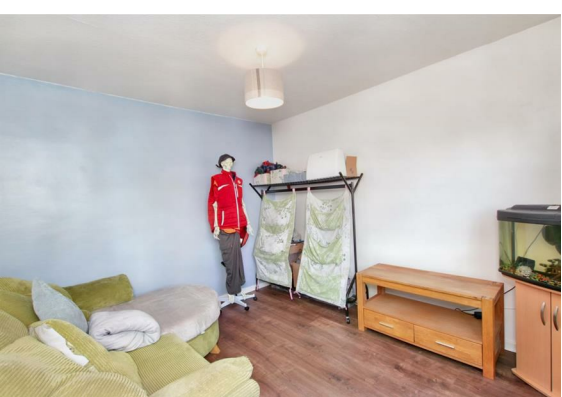
AB Properties



35 Bridgeside Avenue
, Whitburn, EH47 8HL

Offers over £154,000







Immaculate semi detached villa in a much sought after residential area of Whitburn.

The property is nestled in a quiet corner plot and is set over two levels with the ground floor comprising of; a welcoming entrance hallway with cloakroom storage, a bright lounge with French Doors which open to the rear gardens, a spacious and well appointed kitchen, family bathroom complete with shower over bath and a double bedroom. The lounge boasts a high specification log burning stove which is available by separate negotiation.

Upstairs offers two double bedrooms which both benefit from having generous fitted wardrobes. A WC and wash hand basin have been installed to one of the bedrooms for added convenience.

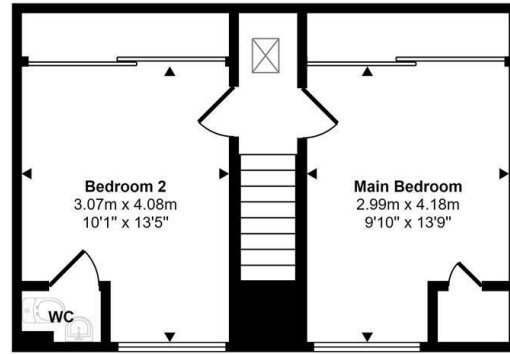
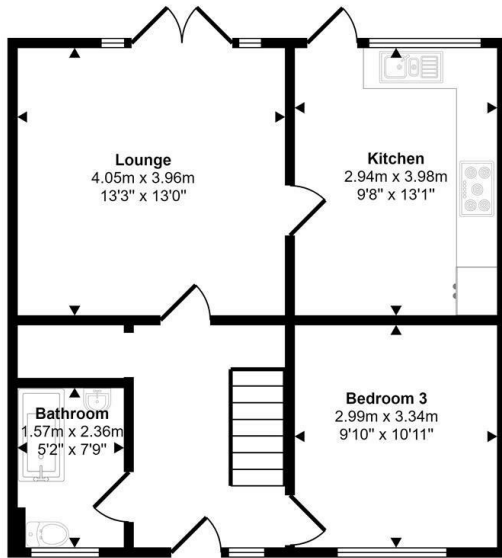
Gas central heating and double glazing are installed throughout.

Externally there are well proportioned gardens to the front and rear of the property. The rear gardens benefit from being south facing and have been finished with a neat lawn (which has recently been reseeded) and block paved patio. There is a beautiful woodland backdrop which affords the property a lovely outlook and excellent degree of privacy. Ample parking is available on the street to the front.

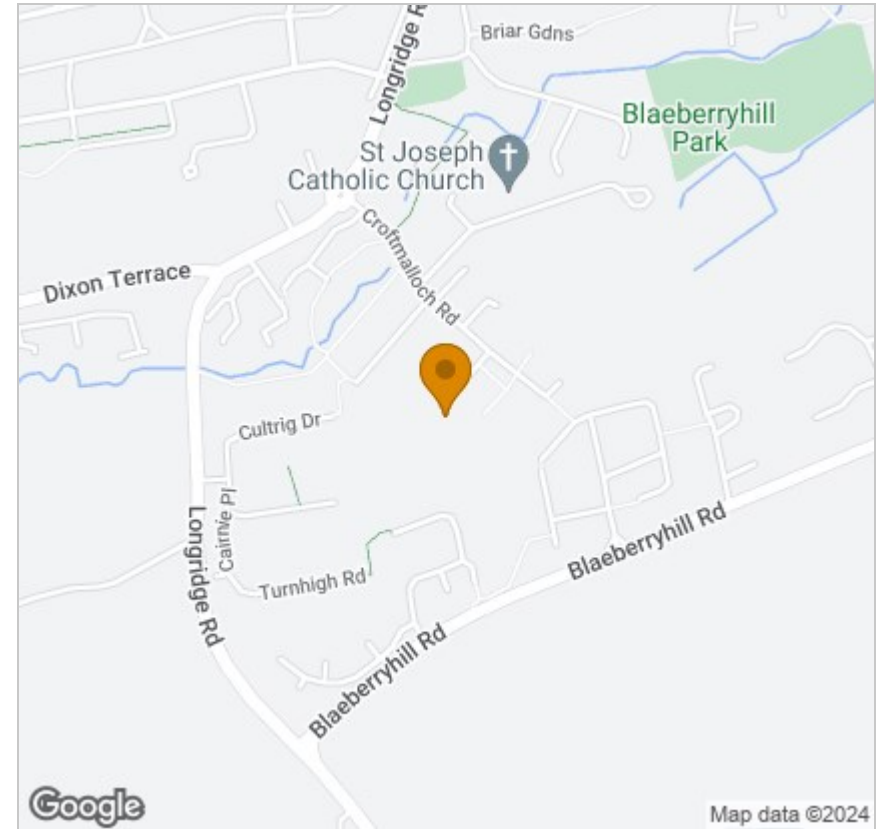
Whitburn is a small and friendly town in West Lothian which offers ample schools, shopping, leisure, healthcare and recreational facilities. The nearest major towns are Bathgate and Livingston which offer further amenities. Excellent transport links are available with the M8 motorway and mainline train stations being within easy reach.



Approx Gross Internal Area
89 sq m / 953 sq ft



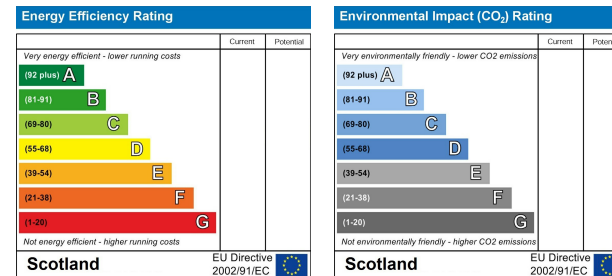
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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