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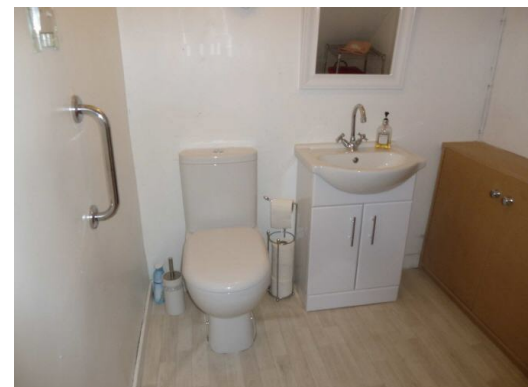
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## 138 Gardner Crescent, Whitburn

Offers Over £115,000

- Semi Detached Villa
- 3 Double Bedrooms
- Spacious Kitchen
- WC and Shower Room
- Great Potential
- Close to Town Centre
- Enclosed Gardens
- Early Viewing Advised



# 138 Gardner Crescent, Whitburn

## Description

138 Gardner Crescent, is a spacious semi detached villa ideally situated for Whitburn's town centre and local amenities. The property is presented to the market in walk in condition but still has great potential. This lovely family home has gas central heating, double glazing, good storage and fresh decor. Early viewing is advised.

## Accommodation

The generous sized accommodation is arranged over two levels. The lower level comprises reception hallway that gives access to the lounge and WC. The lounge is naturally bright and airy. The good sized breakfasting kitchen has ample base units, complementary work tops and electric cooker. The rear vestibule is off the kitchen and has a built in storage cupboard and a door giving access to the garden.

The upper level has three double bedrooms with bedroom one and three having built in storage. The shower room completes the upper level.

## Outside

There is a generous sized enclosed garden to the rear that is primarily laid to lawn. The garden to the front has a range of bushes and shrubs. Parking is on street.

## Local Area

Whitburn is a popular town centrally situated in West Lothian. Livingston and Bathgate are 15 minutes and 10 minutes by car respectively and easy access to the M8 and M9 motorway networks ensures swift travel times throughout the Central Belt and beyond. The opening of the new train stations in Armadale and Bathgate provide frequent high-speed links to Glasgow and Edinburgh. Whitburn offers a good range of local shops, with more extensive high street favourites available at The Centre in Livingston.

## Lounge

4.08m x 4.00m (13'5" x 13'1")

## Kitchen

2.55m x 5.36m (8'4" x 17'7")

## Rear Vestibule

1.54m x 1.9m (5'1" x 6'3")

## WC

1.50m x 2.36m (4'11" x 7'9")

## Bedroom 1

3.71m x 2.82m (12'2" x 9'3")

## Bedroom 2

2.86m x 4.40m (9'5" x 14'5")

## Bedroom 3

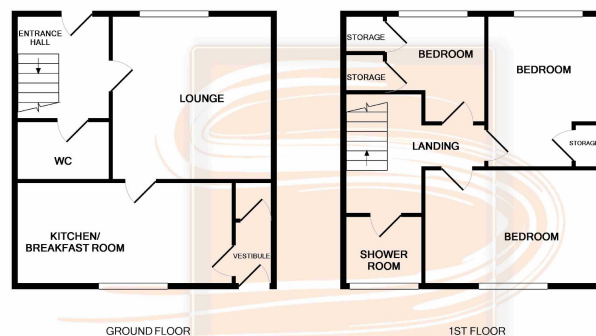
2.72m x 2.44m (8'11" x 8'0")

## Shower Room

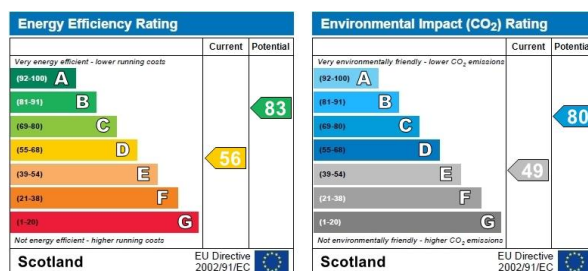
1.75m x 1.85m (5'9" x 6'1")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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