

1/3 South Street, Bo'ness, West Lothian,  
EH51 0EA  
T: 01506 826232  
E: [property@sneddons.com](mailto:property@sneddons.com)  
W: [www.sneddons.com](http://www.sneddons.com)



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solicitors & estate agents



## Elm View, East Whitburn

**Offers Over £180,000**

- Spacious Detached Bungalow
- 2 Double Bedrooms
- Master En Suite
- Walk In Condition
- Fresh Neutral Decor
- Newly Laid Carpets
- Off Street Parking
- Early Viewing Recommended



# Elm View, East Whitburn

## Description

Elm View is a spacious detached bungalow situated on a substantial plot on the edge of East Whitburn. The property is in walk in condition and benefits from fresh neutral decor, recently laid carpets, good storage, gas central heating and off street parking. As this property will suits a variety of buyers including the less mobile and retirees we expect it to be very popular so early viewing is advised.

## Accommodation

The accommodation is arranged over one level and includes reception vestibule that gives access to the reception hallway which has three built in storage cupboards. The spacious and naturally bright lounge is to the front of the property and gives access to the good sized dining room. The conservatory is just off the dining room and looks over the side garden. The breakfasting kitchen has a wide range of storage units, complementary work tops and and gas cooker. The utility room has additional storage units, additional work tops and a built in cupboard. There are two double bedrooms: both with built in wardrobes. The master has an en suite shower. The family bathroom completes the accommodation.

## Outside

Externally to the front and side are good sized gardens which are primarily laid to lawn. There is a driveway giving ample off street parking and access to the garage. With the relevant planning consents it may be possible to extend into the garage to create additional living space.

## Local area

East Whitburn is a popular village 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

4.45m x 3.92m (14'7" x 12'10")

## Dining Room

3.25m x 2.76m (10'8" x 9'1")

## Conservatory

2.97m x 2.98m (9'9" x 9'9")

## Kitchen

3.21m x 3.65m (10'6" x 12'0")

## Utility Room

2.40m x 1.63m (7'10" x 5'4")

## Master Bedroom

3.32m x 3.32m (10'11" x 10'11")

## En Suite

2.80m x 0.9m (9'2" x 2'11")

## Bedroom 2

3.31m x 3.08m (10'10" x 10'1")

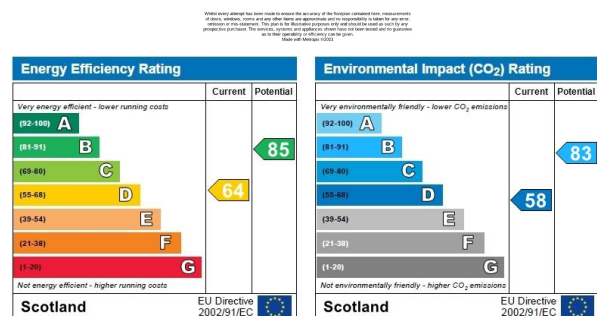
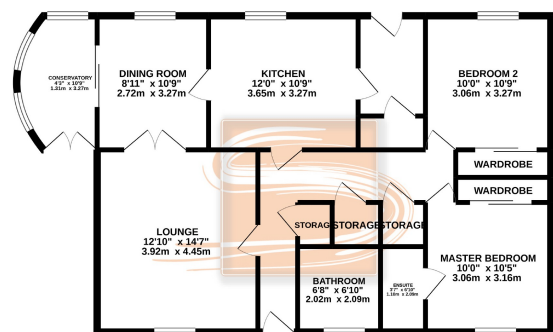
## Bathroom

2.40m x 1.56m (7'10" x 5'1")

## Contact Us

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

GROUND FLOOR



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