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## 2 Cleland Street, Whitburn

Offers Over £110,000

- Semi Detached Family Home
- 2 Double Bedrooms
- Lounge Diner
- Fitted Kitchen
- Wet Room
- Large Corner Plot
- Sought After Locale
- Early Viewing Advised



# 2 Cleland Street, Whitburn

## Description

2 Cleland Street, Whitburn is situated in a popular residential area on a good sized corner plot. This semi detached family home is well placed for Whitburn Academy, the town centre and the M8 motorway. The property is in move in condition and will suit a variety of buyers including the first and second time buyer as well as someone downsizing. The property further benefits from gas central heating, double glazing and good storage. Viewing is essential to full appreciate what this lovely home has to offer.

## Accommodation

The accommodation is arranged over two levels and includes on the ground floor a reception hallway with a built in storage cupboard

The spacious open plan lounge diner has aspects to the front and rear. The fitted kitchen has ample storage units, complementary work tops, fridge freezer, washing machine and gas cooker.

The upper level houses two double bedrooms both with built in storage cupboards. The modern wet room has a vanity unit which houses the wash hand basin and WC.

## Outside

The well maintained gardens are primarily laid to lawn and have borders with a variety of shrubs, flowers and plants.

The spacious garden to the side has great potential and with the relevant building consents it may be possible to erect a garage and create off street parking.

## 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 / Diner

6.58m x 3.20m (21'7" x 10'6")

Measurement taken to the widest point.

## Kitchen

3.12m x 3.21m (10'3" x 10'6")

## Bedroom 1

3.10m x 4.75m (10'2" x 15'7")

## Bedroom 2

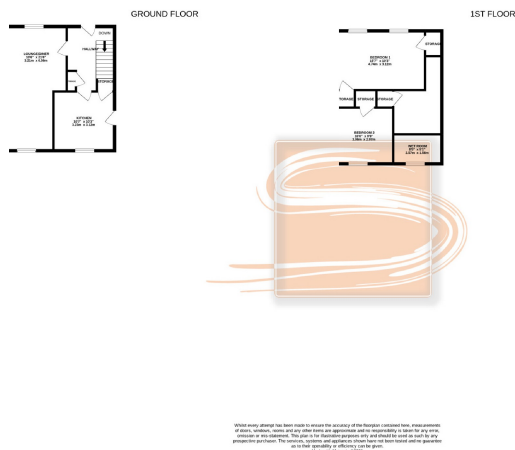
3.00m x 3.81m (9'10" x 12'6")

## Wet Room

1.50m x 2.58m (4'11" x 8'6")

## Contact Us

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



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