



22 Bickerton Terrace, Whitburn

Offers Over £130,000



## 22 Bickerton Terrace

### Whitburn

Welcome to Bickerton Terrace, a beautifully presented two bedroom end terrace home in the heart of Whitburn, offering modern interiors, two generous king size bedrooms, a south facing garden and communal off road parking. Chain free and ready for its new owners, this is a fantastic opportunity for first time buyers, downsizers or anyone seeking a move in ready home in a well connected family location.

As you enter, you are welcomed into a spacious hallway with a large storage cupboard to the left, ideal for coats, shoes and everyday essentials. To the right hand side sits the contemporary kitchen, thoughtfully designed with a range of integrated appliances including a dishwasher, washing machine, four point induction hob with oven and space for an American style fridge freezer. A breakfast bar provides a perfect spot for casual dining, while the generous worktop space and large front facing window ensure the room feels bright and practical for everyday living.

Continuing along the hallway, you are introduced to the open plan lounge and dining area. This is a fantastic social space, comfortably accommodating two large sofas, a media wall and additional space for dining. Patio doors open directly onto the south facing rear garden, allowing natural light to pour in and creating a seamless connection between indoor and outdoor living.

Upstairs, the property boasts two impressive king size bedrooms. The principal bedroom comfortably hosts a king size bed with bedside cabinets and benefits from a fitted wardrobe, along with an additional storage cupboard positioned above the stairs.



Bedroom two is equally generous in size, also accommodating a king size bed with bedside cabinets and featuring its own fitted wardrobe. The main family bathroom comprises a three-piece suite with a bathtub and overhead shower, complete with tiling and wet wall finishes around the bath area. The upper hallway further benefits from an additional storage cupboard and loft access, enhancing the home's practicality.

Externally, the property enjoys a low maintenance south facing rear garden with decking, providing an ideal suntrap for relaxing or hosting during the warmer months. To the front, there is communal off road parking with ample bays available for residents and visitors.

Bickerton Terrace is ideally located within walking distance of Croftmalloch Primary School and sits within the catchment for Whitburn Academy. Whitburn High Street is just a short distance away, offering a variety of shops, cafés, restaurants and local amenities. Excellent transport links via the M8 and nearby Armadale or Bathgate train stations make commuting to Edinburgh and Glasgow straightforward.

This is a spacious, well appointed home in a strong family area, offering comfort, convenience and fantastic value.

Home Report Value- £135,000

Square Ft- 840 /78m<sup>2</sup>

EPC Rating - C

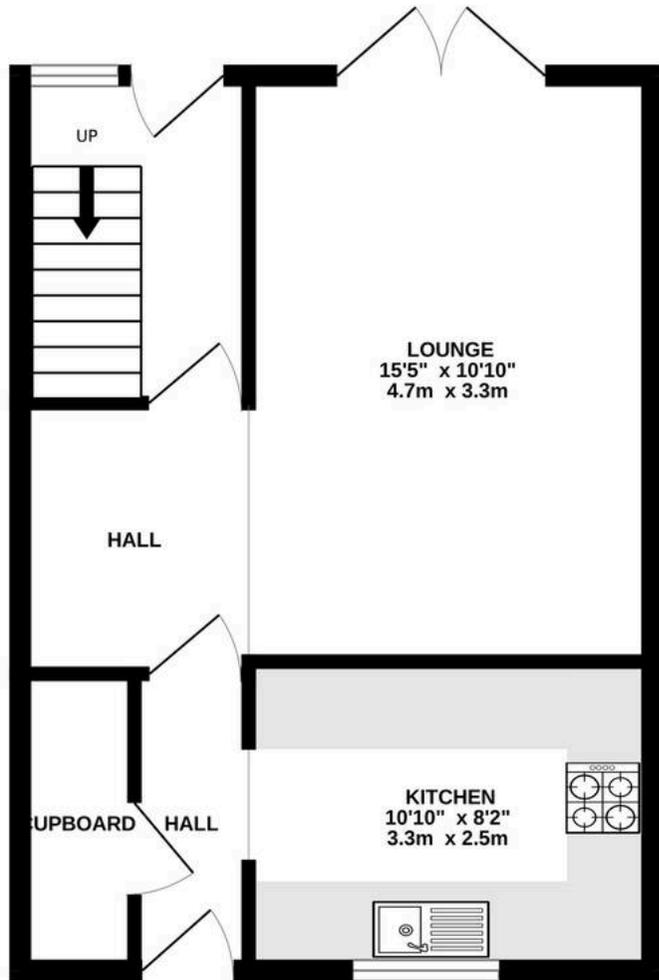
Council Tax Band - B



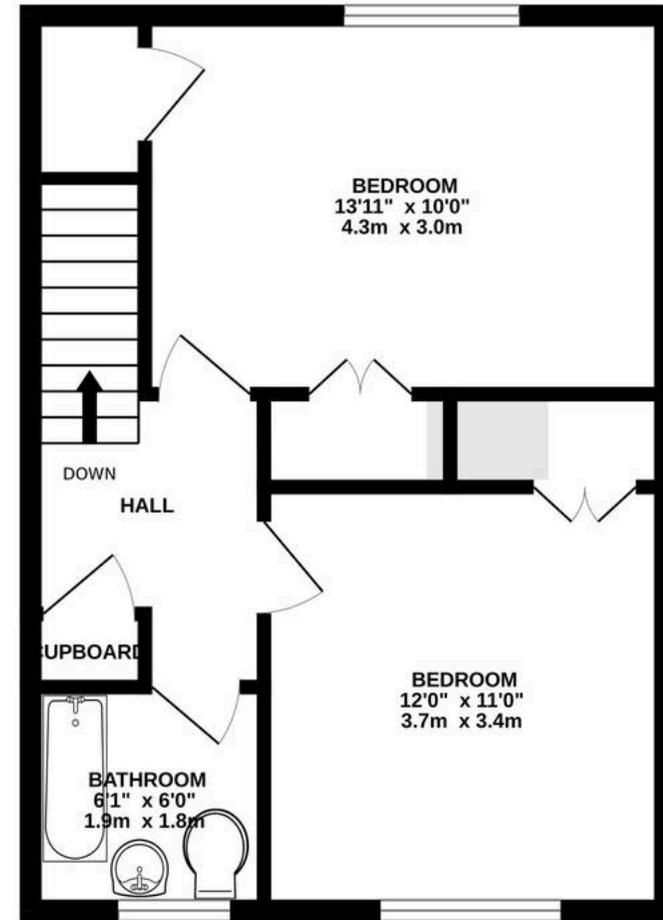
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GROUND FLOOR



1ST FLOOR



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