



Colliery Lane, Whitburn

Fixed Price £280,000





## Colliery Lane

### Whitburn

Welcome to Colliery Lane, a stunning four-bedroom detached home in the popular Heartlands development in Whitburn. From the moment you step inside, it's clear this property has been finished with a stylish eye and a focus on modern family living, offering the perfect balance of comfort and sophistication.

The lounge sits at the front of the home, where soft neutral décor is paired with a chic grey feature wall to create a space that feels both inviting and elegant. Flooded with natural light from the large front-facing windows, the room is bright and airy, while its generous proportions allow for multiple layouts, whether you imagine cosy evenings curled up on the sofa or a vibrant space for entertaining guests. A warm wood-effect floor runs seamlessly throughout the lower level, giving a sense of flow and continuity as you move deeper into the home.

From the lounge, you're drawn through to the heart of the property, a striking kitchen and dining area designed with both style and practicality in mind. Glossy white cabinetry is paired with sleek grey worktops, creating a modern contrast, while the two-tone painted walls, crisp white above and rich grey below, add a subtle designer edge. Integrated appliances, including a dishwasher, ensure convenience, while the space itself easily accommodates a large dining table, making it the perfect hub for family gatherings or dinner with friends. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

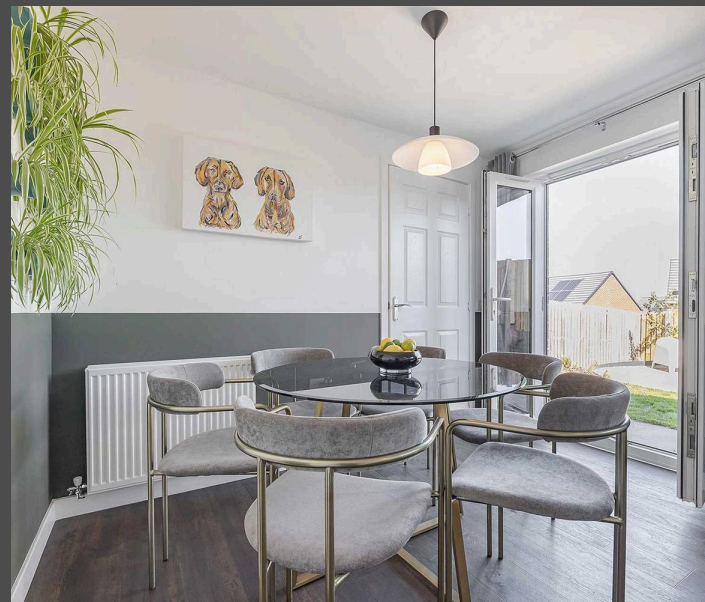
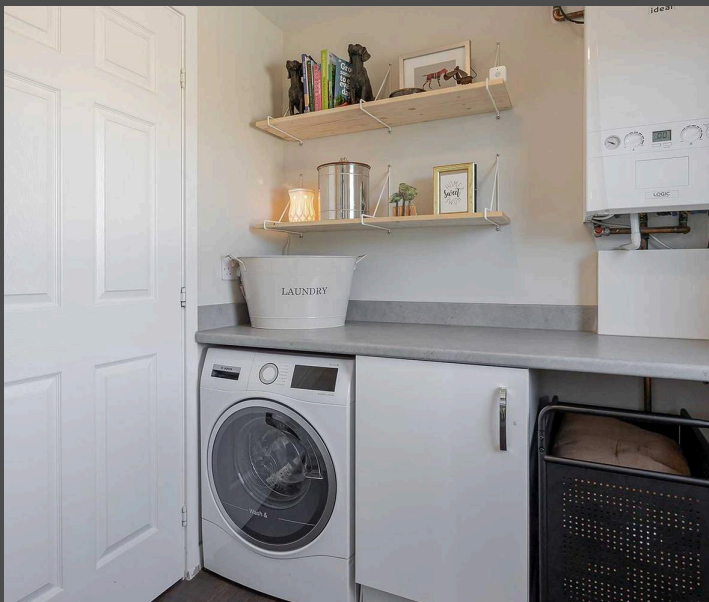




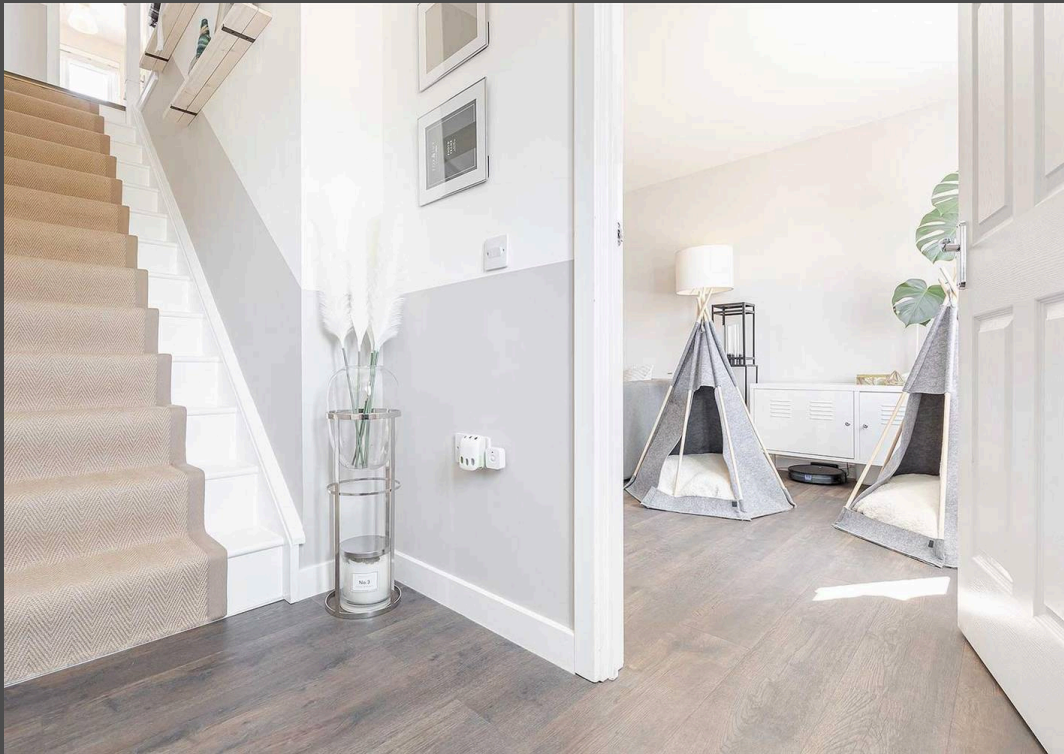
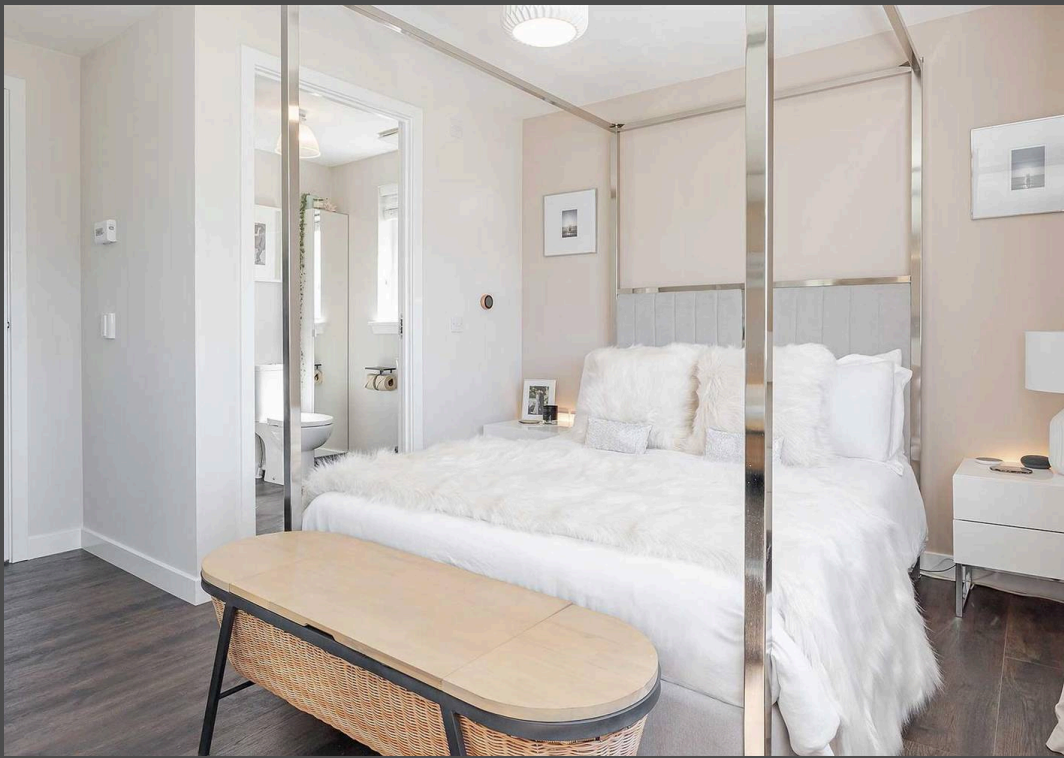
The garden itself has been thoughtfully landscaped within the past year to create a private, low-maintenance haven. Imagine summer evenings spent dining al fresco, or quiet mornings with a coffee in hand, this outdoor space has been designed to be enjoyed without the work.

Colliery Lane is ideally located within the Heartlands, one of Whitburn's most desirable developments. Local shops, supermarkets, and everyday amenities are just a short distance away, while excellent schools, including Polkemmet Primary, St Joseph's Primary and Whitburn Academy, are within easy reach. For commuters, the nearby M8 motorway provides direct access to both Edinburgh and Glasgow in under an hour, making this a fantastic base for professionals and families alike.

Leisure opportunities are plentiful too, with Polkemmet Country Park only a short drive away. Here you'll find tranquil woodland walks, a café, play areas, a golf course, and the much-loved Scottish Owl Centre, perfect for family days out. The nearby golf club and surrounding green spaces add to the lifestyle appeal, offering a perfect mix of relaxation, recreation, and connectivity.

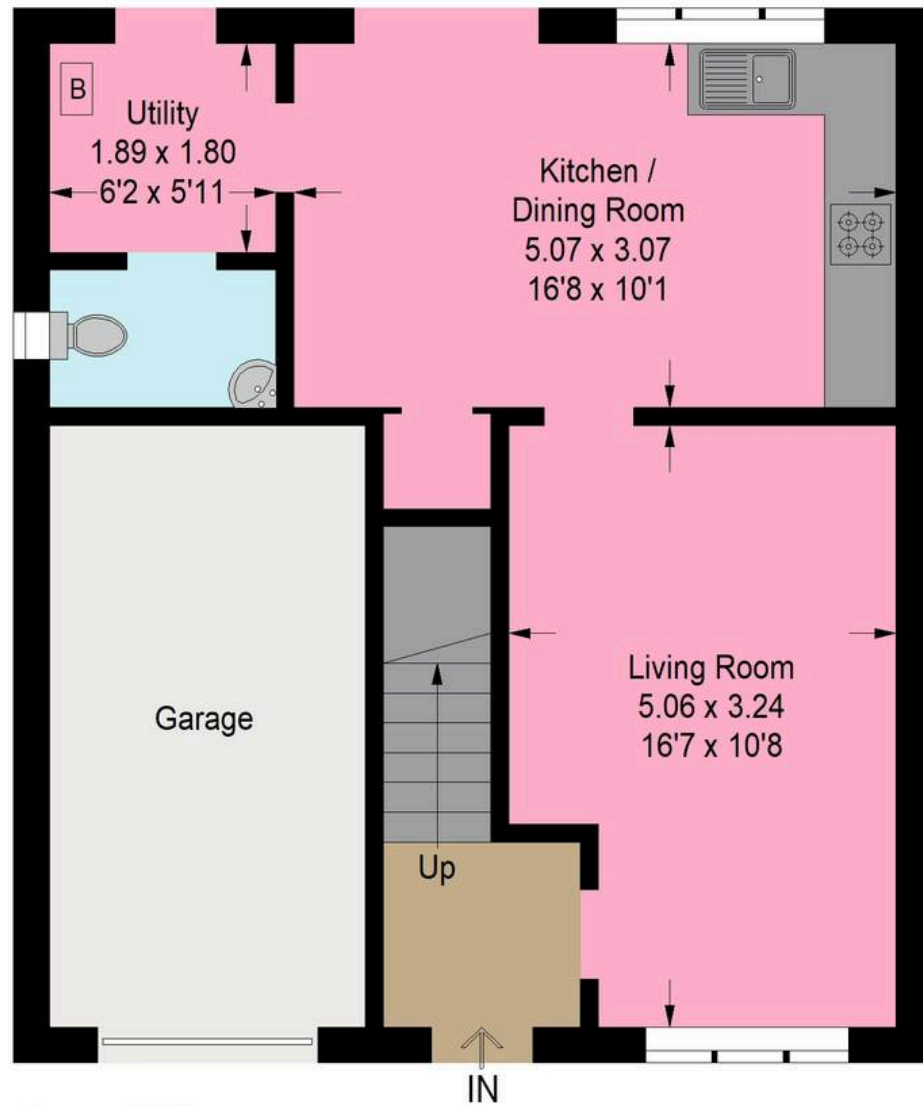




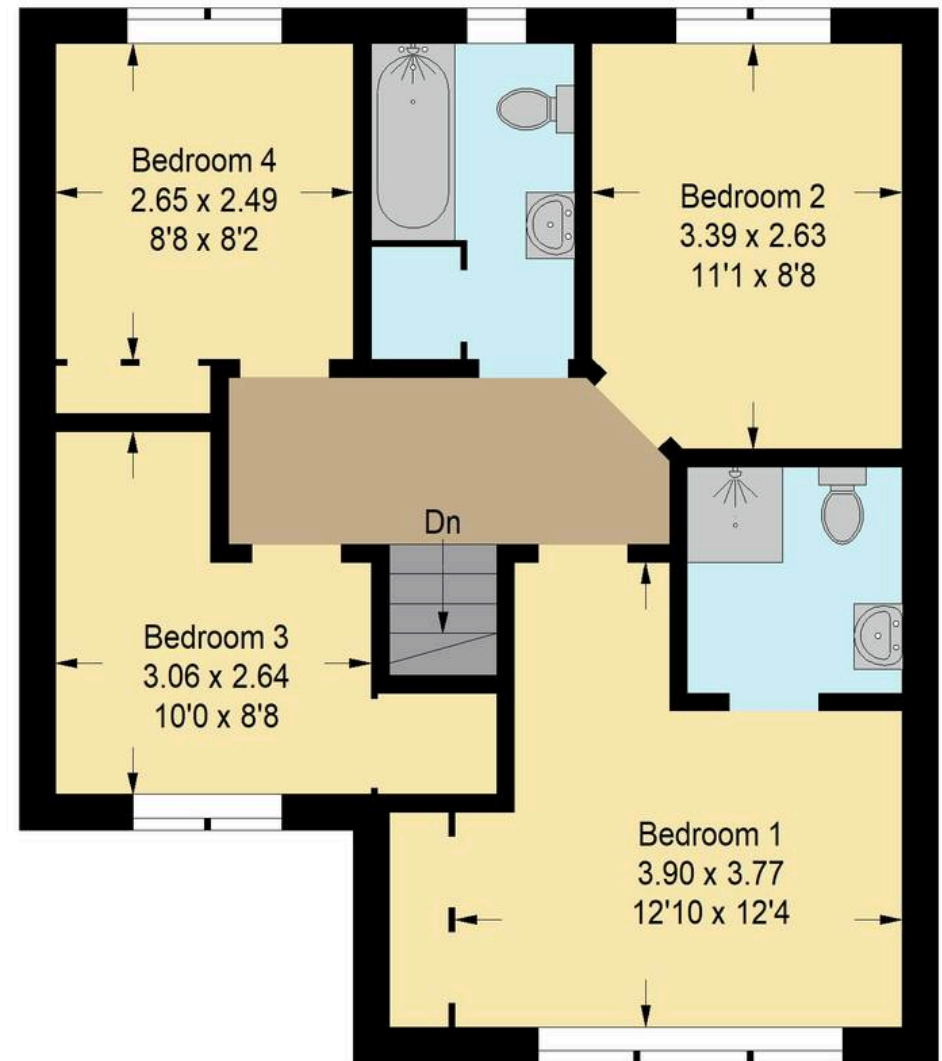




Approximate Gross Internal Area (Including Garage) = 111.9 sq m / 1204 sq ft



Ground Floor



First Floor





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