



3a Manse Road, Whitburn

Offers Over £120,000



## 3a Manse Road, Whitburn

Dating back to 1925, this attractive and characterful property offers generous proportions, high ceilings throughout and a wealth of original features, combining timeless charm with comfortable modern living. The property is entered via the front door into a welcoming porch area. From here, an original internal door featuring a beautiful stained

A glass panel leads into the main hallway, immediately showcasing the period character of the home. The hallway provides access to the principal ground floor rooms and the staircase, with the notably high ceilings enhancing the feeling of space throughout.

To the right of the hallway is the lounge, a well proportioned and inviting reception room presented in neutral décor. The room features a beautiful original fireplace as a central focal point, along with a large bay window to the front, allowing an abundance of natural light to fill the space.

A door from the lounge leads through to the kitchen, which is fitted with light oak cabinetry and a range of integrated appliances including a four ring electric hob with extractor fan, oven and microwave. The kitchen offers a practical and well arranged layout, ideal for everyday living.

Beyond the kitchen is a rear hallway, providing access to a large storage cupboard and a side door leading outside, offering convenient additional access to the property.

Also located on the ground floor is the bathroom, finished in neutral tones with white wall tiles and complementary neutral floor tiling. The bathroom comprises a modern three piece suite, including a WC, wash hand basin with vanity unit beneath and a separate shower cubicle fitted with an electric shower.



Stairs from the hallway lead to the first floor, where the impressive high ceilings continue, contributing to the spacious feel throughout. To the right is the master bedroom, beautifully presented in neutral décor and benefiting from an original fireplace, fitted wardrobes and the added advantage of a large built-in storage cupboard.

Bedroom two is also neutrally decorated and comfortably accommodates a double bed, making it ideal for guests or family use. The third bedroom would be perfectly suited as a single bedroom, home office or study.

Externally, the property benefits from side access, leading to a useful outdoor area. To the side of the property there is a parking area providing off road parking for one vehicle, alongside a low maintenance garden area which offers additional outdoor space.

This charming period home successfully combines original character features with practical modern living and would make an excellent purchase for a wide range of buyers.

Location wise, Manse Road sits just off Whitburn High Street, placing everyday conveniences within easy reach. You'll find local favourites such as Casa Amiga Café, the Co-op, and Excite Gym nearby, along with excellent schooling options including Whitburn Academy. For outdoor enthusiasts, Polkemmet Country Park is only a short drive away, offering scenic walking trails and green open spaces. Commuters benefit from excellent transport links, with quick access to the M8 motorway and nearby Bathgate Train Station providing direct routes to both Edinburgh and Glasgow.

Home Report Value- £120,000

EPC - C

Council Tax Band - B

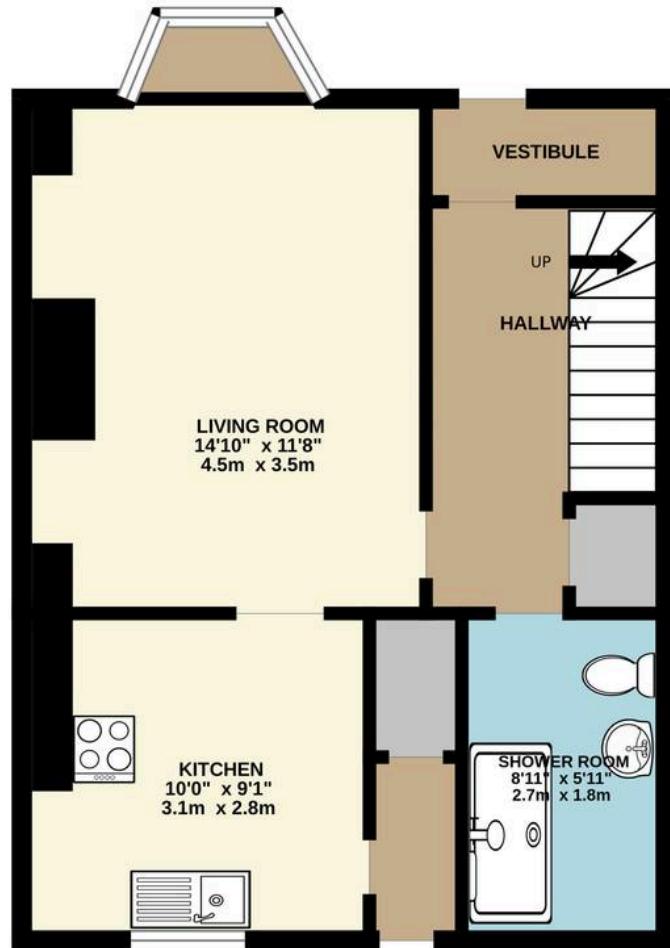
Square Ft 936.46/ 87 m<sup>2</sup>

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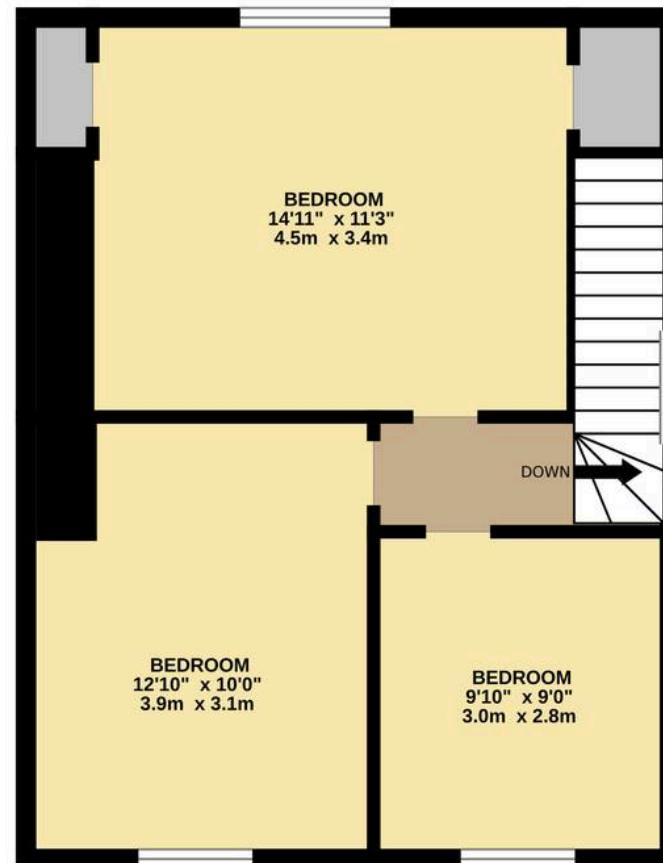




GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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