



10 Raeburn Crescent, Whitburn

Offers Over £125,000



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Welcome to Raeburn Crescent, Whitburn, a well proportioned two bedroom semi detached home set within a popular and family friendly neighbourhood. Offering two generous double bedrooms, a separate utility room and a low maintenance east facing rear garden, this property presents an excellent opportunity for firsttime buyers, small families or those looking to downsize within a well connected community.

As you enter the home, you are welcomed into a bright and spacious hallway that immediately gives a sense of practicality and comfort. To the right hand side, there is a large storage cupboard, complemented by additional under stair storage, ideal for coats, shoes and everyday household essentials.

Positioned to the rear of the property is the lounge, a comfortable and inviting space featuring wooden laminate flooring and ample room for a large sofa and media wall setup. Patio doors open directly onto the east facing garden, allowing morning sunlight to flood the room and creating an effortless indoor outdoor flow, perfect for relaxing or entertaining. The main family bathroom is conveniently located on the ground floor and is fully tiled throughout. It comprises a three piece suite including a bathtub with overhead shower, offering both style and functionality.

To the left hand side of the hallway sits the kitchen, finished with wood style cabinetry and laminate flooring. There is ample storage and worktop space, along with room for a dishwasher and an integrated four point induction hob. A large front facing window allows plenty of natural light into the space, and there is room to accommodate dining for up to four people. A useful pantry cupboard, tucked neatly under the stairs and accessed from the kitchen, provides additional storage. To the rear of the kitchen is the separate utility room, an excellent addition to the home offering space for a washing machine, tumble dryer, further worktop area and rear access to the garden.



Upstairs, the landing benefits from natural light via a skylight window, enhancing the bright and airy feel of the upper level. The principal bedroom, located to the left, comfortably accommodates a king size bed with bedside cabinets and features a double fitted wardrobe for excellent storage. Bedroom two, positioned to the right, is another generous double room with space for bedside cabinets and also benefits from a double wardrobe.

Externally, the east facing rear garden is fully slabbed for low maintenance and enjoys excellent morning sunlight. It is a fantastic size for outdoor seating, family use, or entertaining guests. The property also benefits from convenient on-street parking.

Rayburn Crescent is ideally situated within Whitburn, a thriving and close knit community. Within walking distance, you'll find **Croftmalloch Primary School**, as well as Lidl and Aldi for everyday shopping. Whitburn High Street offers a variety of cafés, restaurants and local amenities, while **Whitburn Academy** is just a short distance away. For outdoor enthusiasts, **Polkemmet Country Park** is only a short drive away, offering scenic walks and open green space. The property also enjoys excellent transport links to Edinburgh and Glasgow via the M8, making it ideal for commuters.

This is a fantastic opportunity to secure a spacious and well-located home in one of Whitburn's most convenient residential areas.

Sale Inclusions - Blinds, Light fittings, Fridge/freezer, Dishwasher, washing machine, Tumble Dryer

Home Report Value- £130,000

EPC - D

Council Tax Band - B

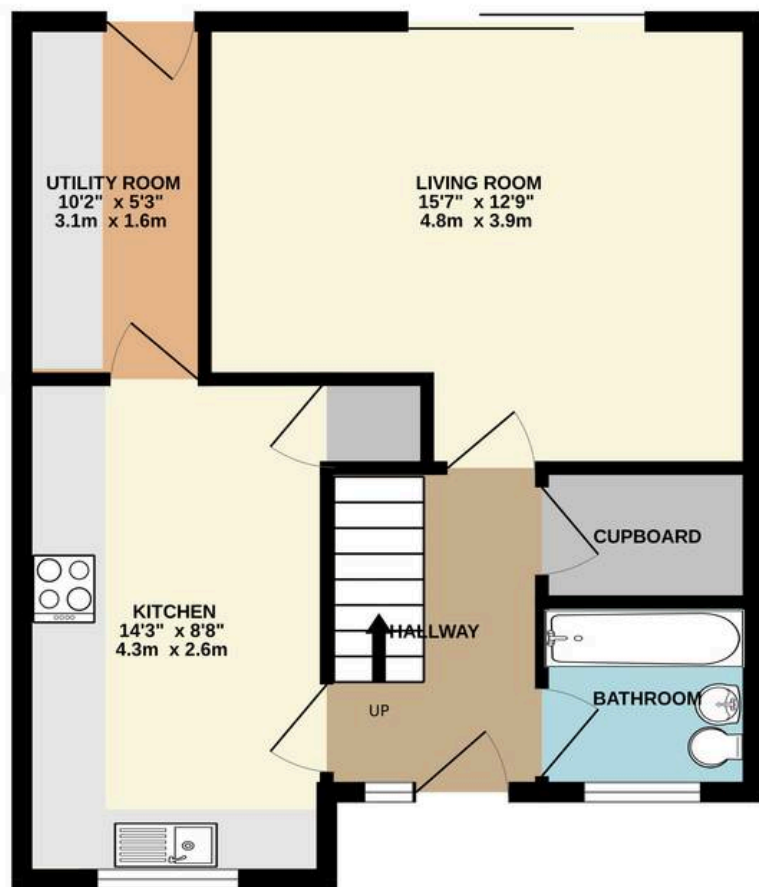
Square Ft- 775/73m²

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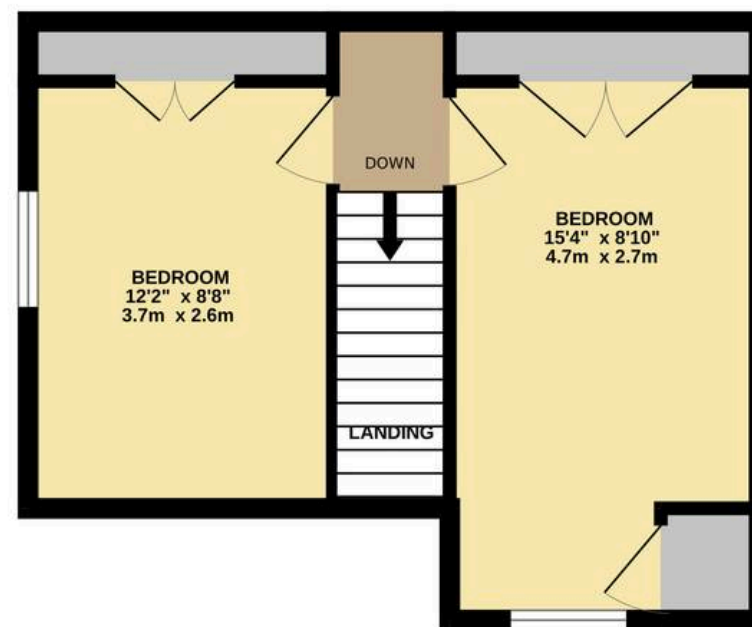




GROUND FLOOR



1ST FLOOR



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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