



RE/MAX Property



2 Burnhouse Drive, Whitburn, EH47 0NX



This modern, spacious terraced home on Burnhouse Dirve is presented in true neutral walk in condition, offering an exceptional opportunity for buyers seeking a stylish and versatile property. Ideal for families and first time buyers alike, the home combines comfort with contemporary living. Lorna MacDonald and REMAX Property are delighted to bring to the market this impressive walk in condition three bedroom home.

Whitburn is a popular residential town offering a range of local primary and secondary schools, everyday shops, cafés and restaurants. Whitburn is well placed for commuting, with quick access to the M8 linking to Edinburgh and Glasgow, and nearby rail services in Armadale and Bathgate. Excellent outdoor space is available at Polkemmet Country Park, featuring woodland walks, golf and family attractions. A wider range of retail, leisure and dining can be found in nearby Bathgate and Livingston. Larger shopping centres, cinemas and business hubs are also close by, making the area ideal for families and professionals alike.

Front Approach

The front of the property creates an attractive and welcoming first impression, designed for low maintenance with a tasteful stone finish. A paved pathway leads to the front steps and entrance, complemented by neatly maintained hedging that provides a pleasant border. On street parking is conveniently available directly to the front of the property.

Entrance Hallway

The welcoming entrance is accessed via a composite door, opening into a bright and contemporary hallway. The modern décor begins with magnolia painted walls complemented by wood effect vinyl flooring. A front facing window allows natural light to enhance the space. The hallway is complete with a ceiling light, smoke detector, radiator, and conveniently positioned power points.

Lounge Diner

5.536m x 3.382m (18'01" x 11'01")

This spacious and well proportioned room is beautifully presented with magnolia walls, complemented by cosy carpeting. Large windows to the front and rear allow an abundance of natural light to fill the space, further enhanced by two ceiling lights. The room is complete with two radiators, a smoke detector, and multiple conveniently placed power points, offering both comfort and practicality.

Kitchen

3.923m x 2.430m (12'10" x 7'11")

This contemporary kitchen combines style with practicality, offering a well designed layout with a range of white wall and base units, complemented by wood effect worktops and matching upstands. Neutral painted walls and wood effect vinyl flooring enhance the clean, modern finish.

The kitchen includes an under counter oven, four ring electric hob, black extractor hood, and integrated fridge freezer and washing machine. A black sink with drainer and mixer tap is positioned beneath a rear facing window, allowing natural light to brighten the space. A half glazed upvc door provides convenient access to the garden.

Additional features include downlights, power points, a radiator, heat detector, and a generous under stair storage cupboard.

Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by magnolia painted walls. A large shelved cupboard offers practical storage, alongside a second storage cupboard housing the boiler. A rear facing window fills the space with natural light, enhanced by a ceiling light. The landing is completed with a smoke detector, conveniently placed power points, and an attic hatch, combining functionality with a bright, welcoming atmosphere.

Primary Bedroom

2.899m x 3.821m (9'06" x 12'06")

This charming room is neutrally finished with magnolia painted walls and carpeted flooring, creating a contemporary and inviting ambiance. Two front facing windows flood the space with natural light, further enhanced by a ceiling light, giving the room a bright and airy feel. Practical features include power points, a radiator, and a built in cupboard providing convenient storage.

Bedroom Two

2.589m x 4.358m (8'05" x 14'03")

This second generous bedroom is finished with neutral painted walls and soft carpeted flooring, creating a comfortable and versatile space. A front facing window floods the room with natural light, complemented by a ceiling light that enhances the bright and welcoming atmosphere. Power points and a radiator complete the room.

Bedroom Three

2.886m x 2.416m (9'05" x 7'11")

This thoughtfully appointed third bedroom features magnolia painted walls and soft carpeted flooring. A rear facing window floods the room with natural light, while practical touches such as a radiator, ceiling light, and conveniently positioned power points ensure both comfort and functionality.

Bathroom

1.699m x 2.157m (5'06" x 7'00")

This stylish bathroom is finished with neutral painted walls and grey wall tiles, beautifully contrasted by wood effect vinyl flooring. A rear facing window fills the space with natural light, while a ceiling light adds extra brightness. The contemporary suite includes a bathtub with a mains waterfall shower and handheld attachment, a pedestal sink, and a close coupled toilet. The room is completed with a sleek chrome towel radiator.

Rear Garden

This private rear garden provides a versatile space ready for your personal touch. Enclosed by mature hedging and with convenient access to the front, it features a paved area and a metal shed for storage. Ideal for relaxing, entertaining, or al fresco dining, this outdoor area offers a peaceful and inviting retreat.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

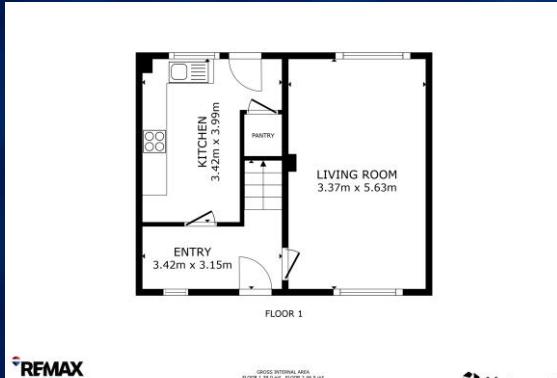
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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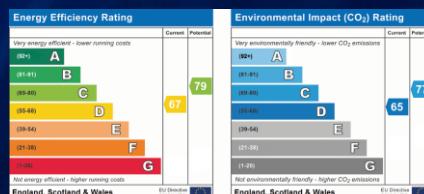


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