



25 Loch Earn Way, Whitburn

Offers Over £135,000



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Welcome to Loch Earn Way, a fantastic three bedroom, chain free home in Whitburn, ready for its next owner to move straight in and enjoy from day one.

As you step inside, you're welcomed by a bright and spacious hallway, setting the tone for the rest of the home. To the left, you'll find the generously sized living room, a calm and inviting space, finished with dark oak style wood laminate flooring and soft pink toned décor that creates a warm, relaxing atmosphere. Large windows to the front allow natural light to pour in, enhancing the sense of space and making this the perfect room to unwind or entertain.

Flowing seamlessly from the lounge, you're led through to the kitchen. This is a bright and practical space, fitted with wooden effect cabinetry, complemented by cream tiling and light coloured worktops. The room benefits from large windows, allowing plenty of natural light to fill the space. There is also a door leading directly out to the rear garden, although, given its close proximity to the off street parking, many may find this becomes their main point of entry into the home.

Back through the living room and across the hallway, you'll find the family bathroom. Well appointed and stylish, it features a bath with overhead shower, WC and sink, with a striking dark grey slate effect wet wall surrounding the bath area, adding a modern and sleek finish.

Completing the ground floor is the main bedroom, a well proportioned space continuing the soft pink taupe tones and laminate flooring, creating a cohesive and calming feel.

Upstairs, the home offers two further bedrooms, both finished with dark grey carpeting that flows through the staircase and upper hallway, giving a seamless and cosy feel. Bedroom two benefits from built in wardrobe space, adding both practicality and storage, while the third bedroom offers flexibility to suit a variety of needs whether that be a bedroom, home office, or dressing space.



Perfectly suited for a range of buyers, this is a home that offers immediate comfort with the potential to personalise over time all within a popular Whitburn setting, making it an ideal place to call home. Ready for its next owner: This home provides the perfect blank canvas for someone to make it their own. Whether adding personal touches or further modern upgrades, the property is well prepared for a smooth transition and immediate enjoyment.

Loch Earn Way is ideally situated close to a range of local facilities. Families will appreciate nearby schooling options including Whitdale Primary which is only a two minute walk from the property, as well as having St. Joseph's Primary School and Whitburn Academy nearby. Shops, cafes and essential services such as dentists and doctor surgeries are all within easy walking distance on Whitburn Main Street. The area offers plenty of leisure opportunities, including Whitburn Bowling Club and nearby parks and green spaces. Excellent transport links include regular bus services, quick access to the M8 motorway, and Bathgate and Armadale railway stations just a short drive away, connecting commuters efficiently to Edinburgh and Glasgow.

The small town of Whitburn lies to the west of West Lothian and provides convenient transport connections with two junctions of the M8 motorway as well as easy access to both Edinburgh and Glasgow via Bathgate and Armadale Train Stations. The town is a great base for commuters thanks to its ample local amenities including an award winning gym, swimming pool, supermarkets, primary school and secondary schools. Nature lovers are in luck too with Polkemmet Country Park only minutes away offering tranquil woodlands, golf course, café and outdoor play area – all this is conveniently situated right on your doorstep.

In recent years, the town of Whitburn has been completely transformed due to The Heartlands – one of Europe's most expansive regeneration projects. Over a decade, hundreds of homes have been built, with plenty more on the pipeline. With generous investments into amenities such as a petrol station, fast food restaurants and a coffee shop, these plans look set to only increase over the years, transforming Whitburn into an exciting place for people to live.

Home Report Value- £140,000

EPC - D

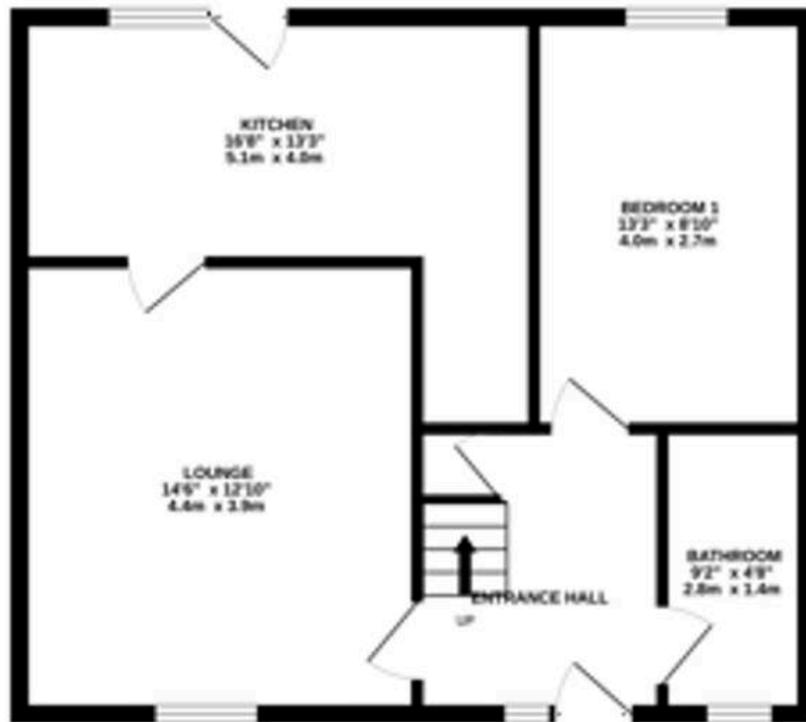
Council Tax Band - B

Square Ft- 904 /84m²

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are



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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