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PROPERTIES
FOR SALE
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1 Old Mill Grove, East Whitburn

Fixed Price £285,000



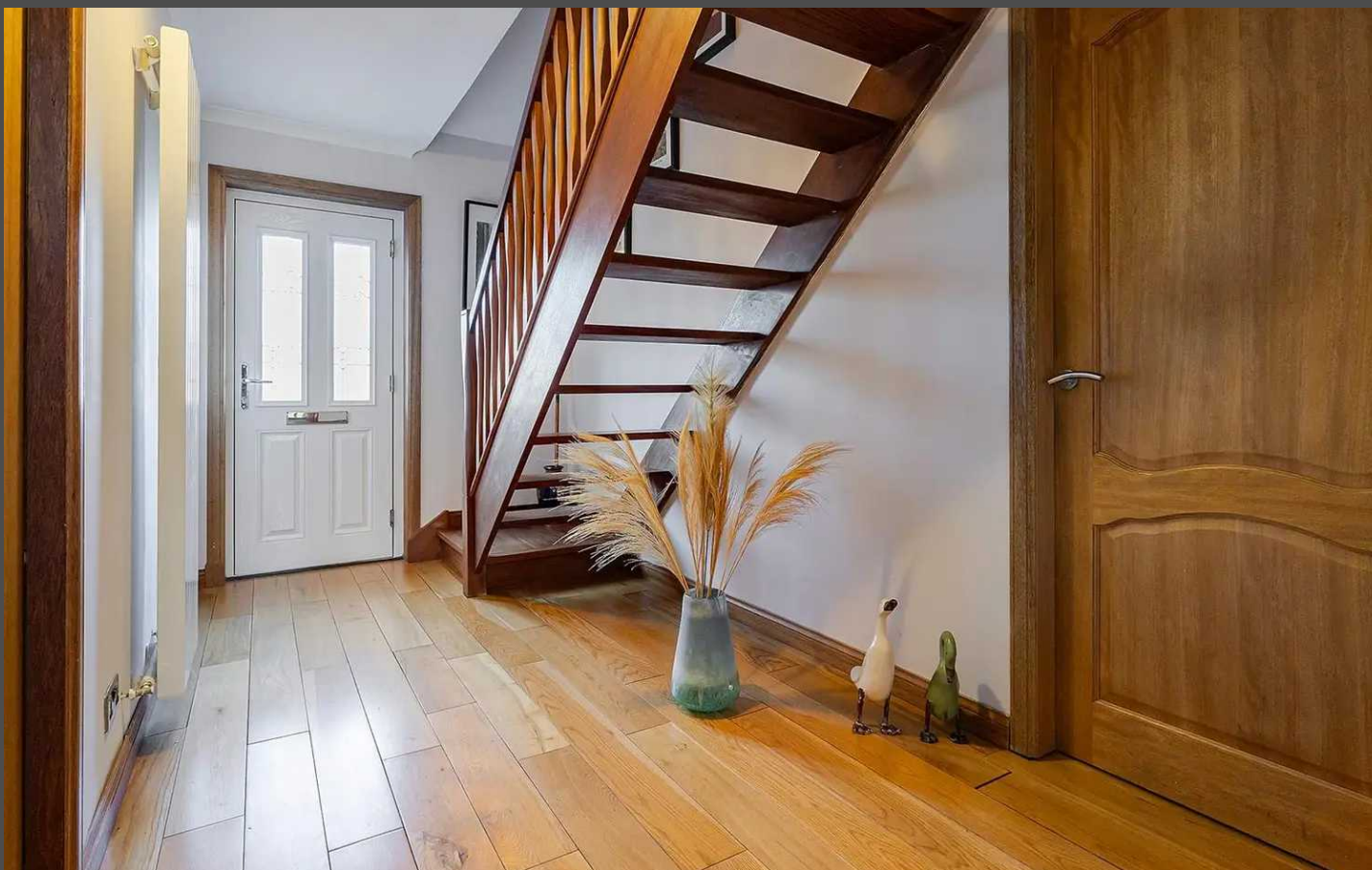
1 Old Mill Grove

East Whitburn

Nestled in the highly coveted Old Mill Grove of East Whitburn, this four-bedroom detached property is a testament to meticulous attention to detail and contemporary design. Completed by its current owners, this home has undergone substantial upgrades, resulting in a residence of exceptional quality and style. From the moment you approach, the property exudes curb appeal, occupying a substantial plot with a manicured front garden and a welcoming mono block driveway providing parking for several cars. Families will appreciate its proximity to both primary and secondary schooling, while commuters will enjoy easy access to the M8 motorway.

Upon entering, a spacious hallway with warm tones and real wood flooring sets the tone for the home. The entrance provides ample space for stowing away jackets and shoes, with additional storage under the stairs.

Leading into the generous lounge which provides the ideal space for unwinding after a long day as well as entertaining with its access directly into the dining area.



Flowing seamlessly from the lounge, the dining area provides ample space for family meals and gatherings. Double doors flood the space with natural light and open up onto a patio, extending the entertaining space during summer months.

Continuing into the heart of this home, the stunning modern fitted kitchen. With sleek cabinetry and complimenting work surfaces this fantastic space must be seen to be fully appreciated. Featuring an integrated electric oven, gas hob, dishwasher and wine cooler for added convenience. There is additional space for dining and space for a washing machine, fridge/freezer and tumble dryer.

Also located on the ground floor is the fourth bedroom- currently used as a family room- which boasts a beautiful en-suite shower room with feature tiling and rainfall walk in shower.

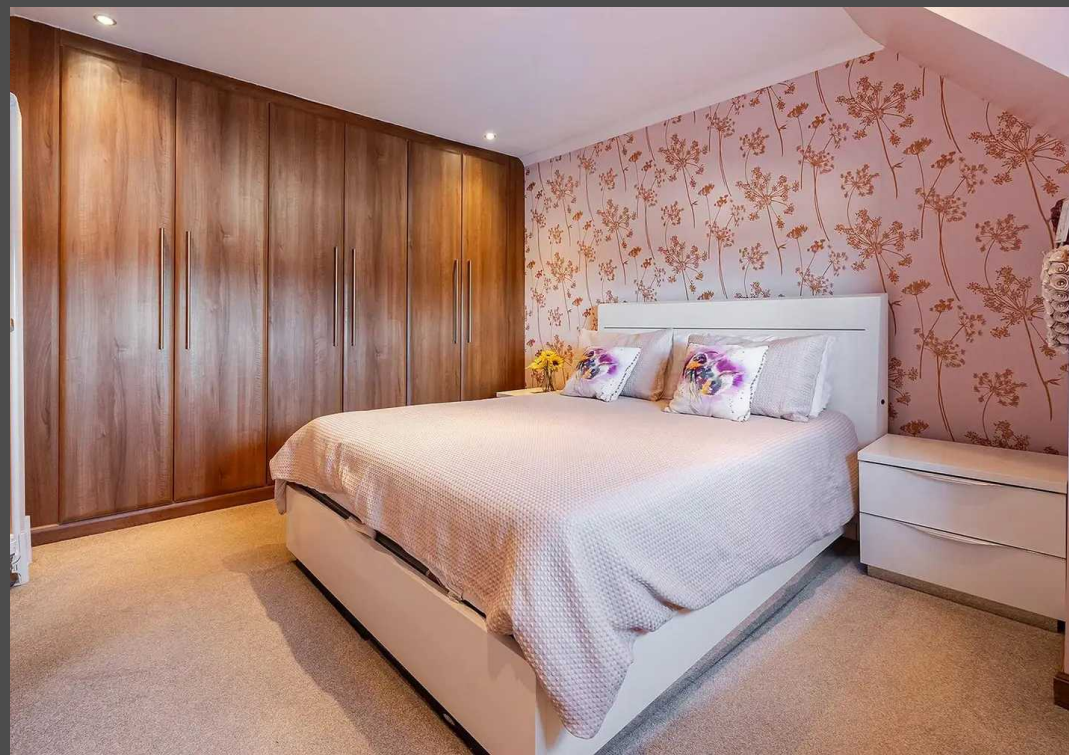
Ascending upstairs there are three well proportioned bedrooms- two of which feature custom built in wardrobes, providing ample storage space.

Completing the accommodation is the stunning fully tiled shower room. With feature tiled flooring, matching inlays and black accents, this space offers a sense of luxury.

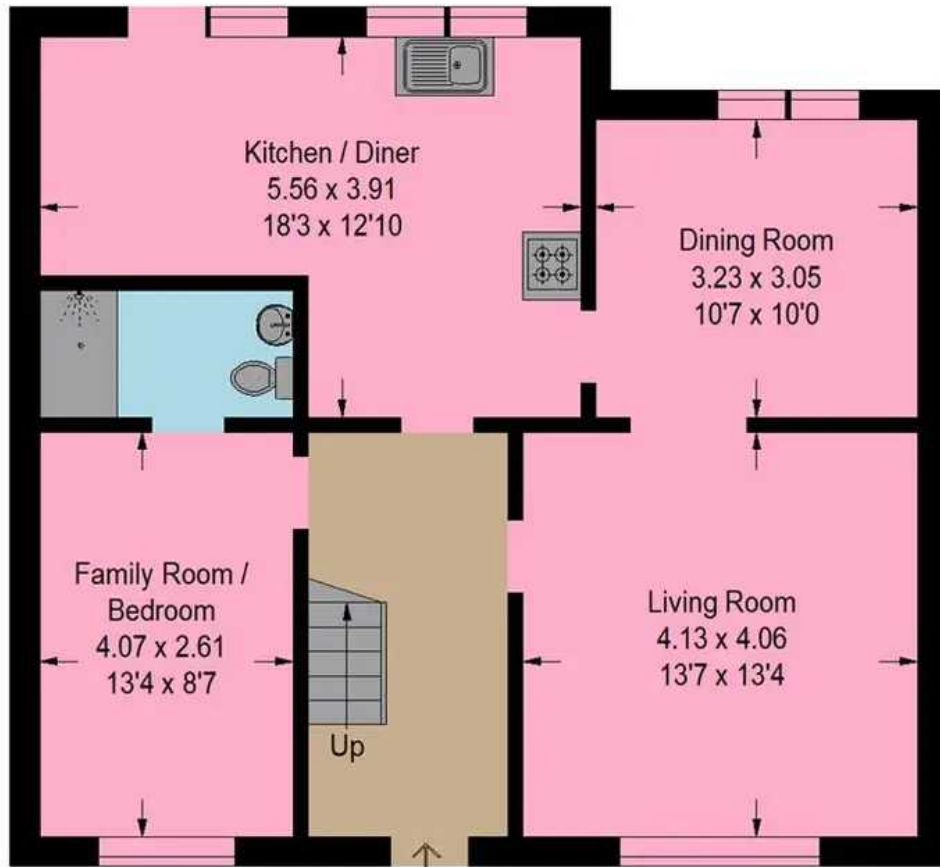
Externally the property features a front garden which is laid to lawn and a mono block driveway for several cars. To the rear the fully enclosed garden provides an area laid to lawn as well as a paved patio area, perfect for entertaining.

In summary, this stunning property in Old Mill Grove, East Whitburn, is not just a residence; it is a testament to modern living, offering a perfect blend of style, comfort, and convenience. Viewing is highly recommended to fully appreciate the exceptional quality and attention to detail this home provides.





Approximate Gross Internal Area
118.5 sq m / 1275 sq ft



Ground Floor

First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1038911 / Ref:86934)



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