



260 West Main Street, Whitburn

Bathgate

Offers Over **£450,000**



260 West Main Street

Whitburn, Bathgate

Embrace the opportunity to unlock the full potential of this remarkable property, awaiting your personal touch for cosmetic upgrades. As you enter, a grand driveway welcomes you, leading to a double garage amidst meticulously landscaped grounds. While the exterior boasts architectural grandeur, envision the transformation with your unique style.

Step into the grand hallway, a canvas primed for your design aspirations. The expansive lounge, with its rich wooden accents and built-in cabinets, invites social gatherings, ready to be rejuvenated with modern aesthetics. Large windows flood the space with light.

The formal dining room, adorned with a cosy fireplace, beckons for intimate gatherings, awaiting your inspired design to elevate its charm. In the sophisticated kitchen, granite countertops set the stage for culinary creativity, poised for a makeover that harmonizes practicality with modern living.

Indulge in the spa room's luxurious sauna, a tranquil and rare retreat at the luxury of your very own home. The second lounge area and utility space offer versatile living options.

Upstairs, four comfortable double bedrooms await. Mirrored wardrobes in bedroom one provide ample storage space, while bedroom three's private shower offers convenience and luxury.

The family bathroom, with its jacuzzi bath, completed the internal accommodated, and invites your vision for a spa-like sanctuary.

Throughout, the property's classic design ethos serves as a blank canvas for your own personal touch, ensuring that



Lounge
22' 7" x 12' 11" (6.89m x 3.93m)

Dining
17' 4" x 15' 9" (5.29m x 4.79m)

Family
11' 5" x 13' 3" (3.47m x 4.04m)

Kitchen
12' 2" x 12' 10" (3.71m x 3.92m)

Sauna Room
12' 10" x 14' 0" (3.91m x 4.26m)

Utility Room
5' 4" x 10' 4" (1.63m x 3.15m)

W/C
3' 10" x 8' 2" (1.17m x 2.50m)

Bedroom One
12' 11" x 15' 5" (3.94m x 4.69m)

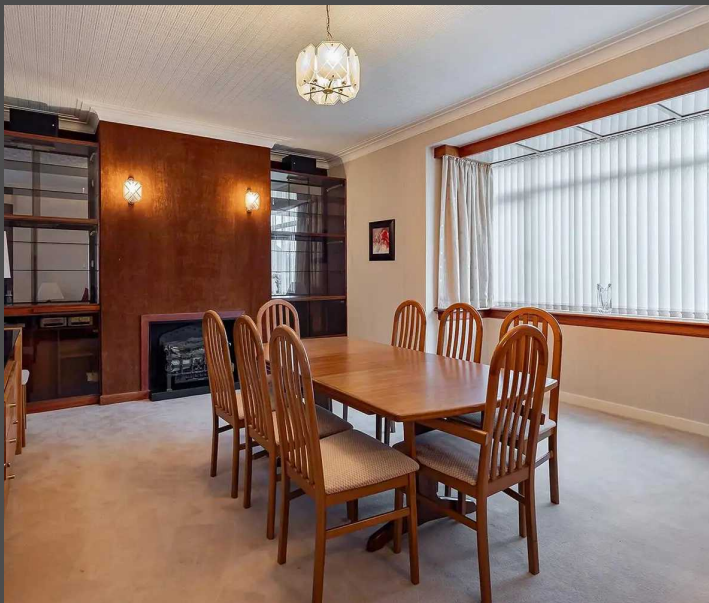
Bedroom Two
13' 9" x 13' 0" (4.20m x 3.96m)

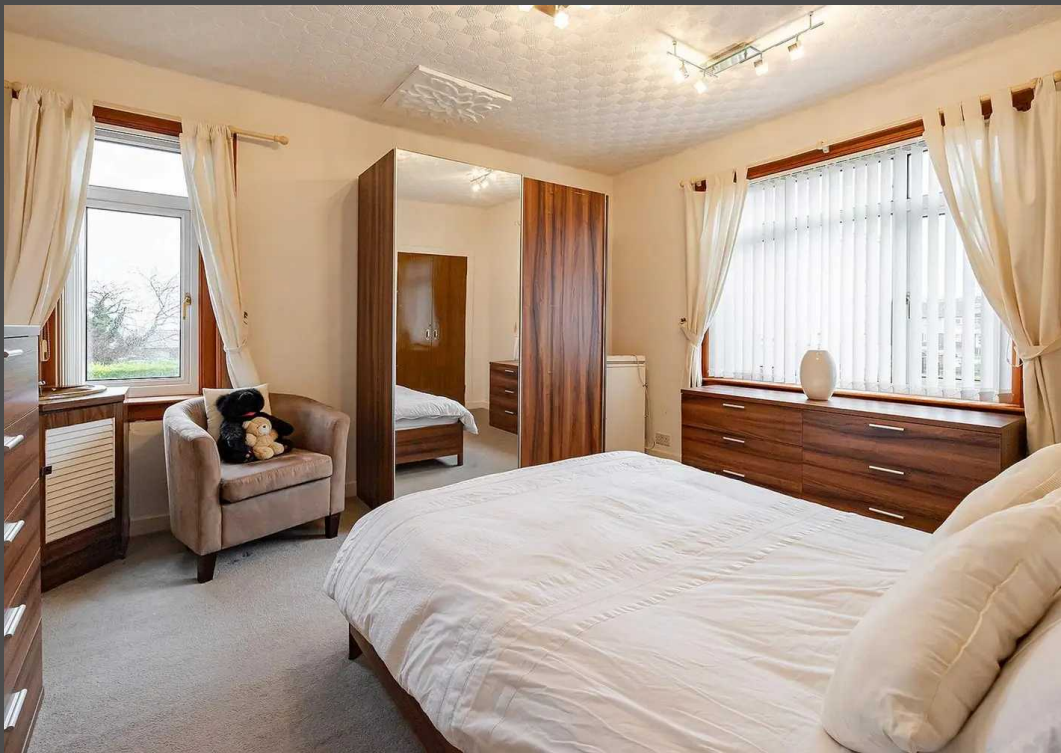
Bedroom Three
16' 11" x 10' 2" (5.16m x 3.10m)

Bedroom Four
8' 11" x 13' 0" (2.72m x 3.96m)

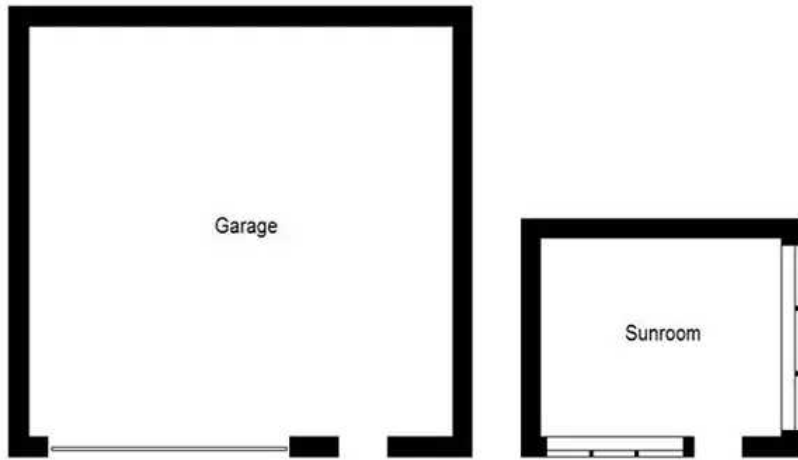
Sun Room
12' 1" x 10' 0" (3.69m x 3.04m)

Garage
21' 4" x 20' 7" (6.51m x 6.28m)





Approximate Gross Internal Area = 229.1 sq m / 2466 sq ft
Garage = 41.5 sq m / 447 sq ft
Sunroom = 11.3 sq m / 122 sq ft
Total = 281.9 sq m / 3035 sq ft



(Not Shown In Actual Location / Orientation)





Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

