



**46 Bellalmond Crescent, East Whitburn**

East Whitburn

Offers Over **£120,000**





## 46 Bellalmond Crescent

East Whitburn, East Whitburn

Welcome to this stunning two-bedroom property located in East Whitburn, offering a perfect blend of modern design and fantastic potential. With a sleek, contemporary kitchen, a stylish bathroom with a walk-in shower, and a generous rear garden, this walk-in-ready home is just waiting for its new owner to add their personal touch.

Upon entering, you are greeted by a bright and welcoming hallway, featuring neutral décor and modern wallpaper that sets a warm tone throughout the home. The hallway leads upstairs and into the spacious lounge, which comfortably accommodates a large sofa, additional seating, and free-standing furniture. The feature wall enhances the modern appeal of the room, while a large front-facing window floods the space with natural light, further adding to its inviting atmosphere.

The sleek, contemporary kitchen is a highlight of the property. It features ample cupboard and worktop space, with black units beautifully contrasted by white countertops, creating a clean and modern aesthetic. The kitchen is equipped with a new boiler, an integrated oven and hob, and offers lovely views of the rear garden, along with practical access through the back door.





This home also benefits from ample built-in storage, both upstairs and downstairs. Cleverly designed storage spaces throughout the property provide excellent options for keeping your living areas tidy and clutter-free, making it ideal for modern living.

Upstairs, the property boasts two spacious double bedrooms. The main bedroom is generously sized, easily accommodating a king-size bed and free-standing furniture. Double windows allow an abundance of natural light to fill the room, enhancing its airy feel. The second bedroom is also well-proportioned, comfortably fitting a double bed and additional furniture, and includes a built-in storage cupboard for added convenience.

Completing the upstairs layout is the sleek, fully tiled bathroom. This luxurious space features a striking contrast between black flooring and white tiling, adding to the modern appeal. The bathroom also includes a spacious walk-in shower, combining style and practicality for a relaxing experience.

Outside, the expansive west-facing rear garden offers a fantastic outdoor retreat. A wooden decking area provides the perfect spot for hosting, dining, or relaxing in the warmer months. The large lawn is ideal for gardeners or can be maintained as a low-maintenance space. Currently, the garden includes children's playsets and a trampoline, with plenty of additional space. A garden shed is also included, providing practical storage to keep the outdoor area tidy.



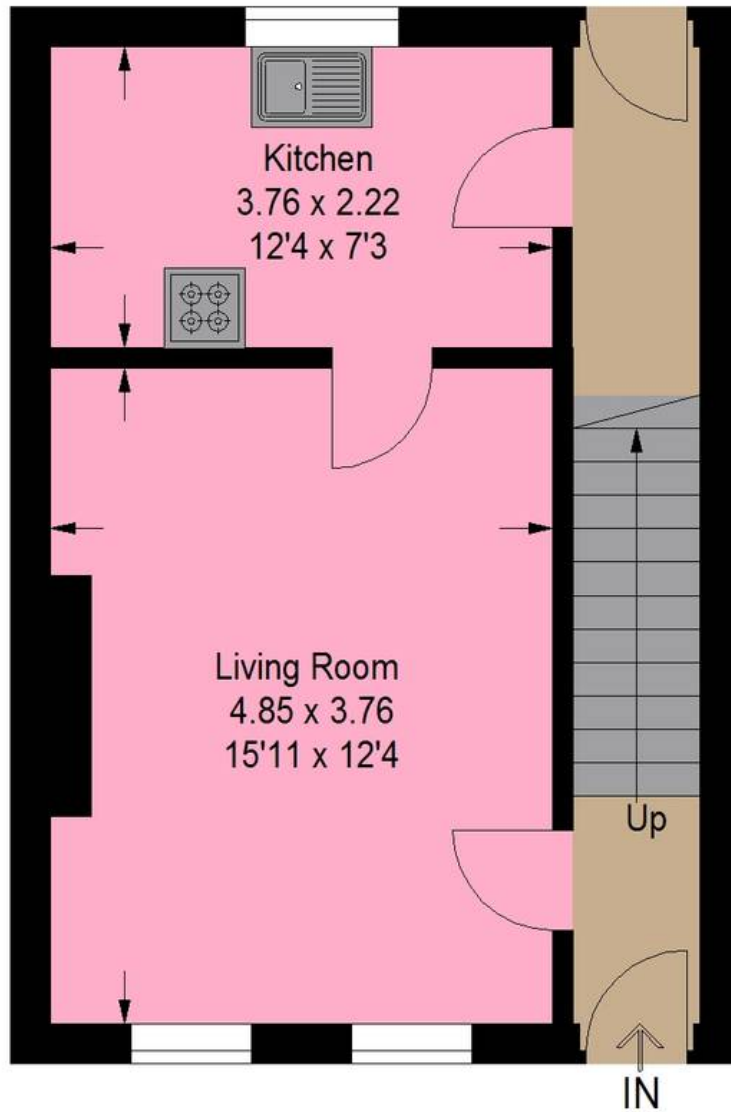
This property offers fantastic potential, with two spacious double bedrooms, a recently upgraded kitchen, and a contemporary bathroom. The generous living areas and large garden make this home ideal for families or those seeking a bit more space. Situated in a central location in East Whitburn, it's just a short drive to local primary schools such as Whitdale Primary School and St Joseph's Primary School. Additionally, the property is close to Whitburn's Main Street, offering local cafés, amenities, and supermarkets. Convenient access to the M8 motorway and less than a 10-minute drive to Armadale Railway Station ensures easy commuting to Edinburgh and beyond.



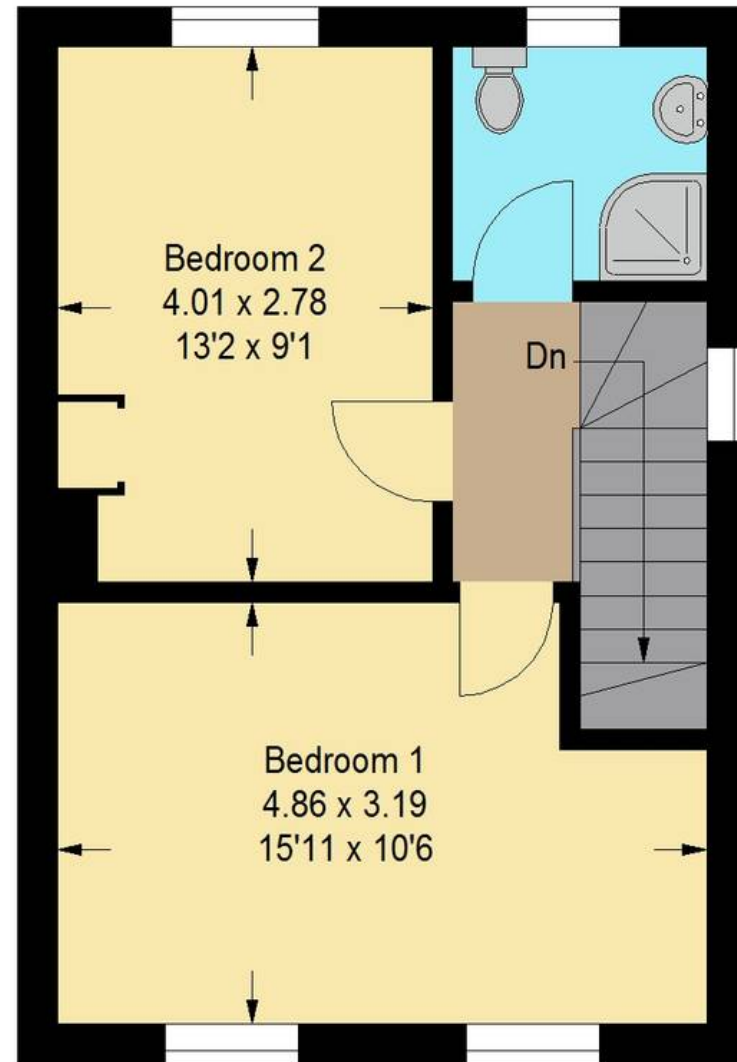




Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1134750 / Ref:89439)





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