



14 Polkemmet Road, Whitburn

Offers Over £200,000





## 14 Polkemmet Road

### Whitburn

Welcome to 14 Polkemmet Road, nestled in a desirable location, this stunning three-bedroom end-of-terrace home, known as The Balfour by Taylor Wimpey, offers modern living with stylish neutral décor, airy living spaces, an expansive rear garden, and an allocated parking space. Upon entering, you are welcomed by a bright and spacious hallway that sets the tone for the impressive home ahead. The lounge is a true highlight, offering an expansive and airy space that comfortably accommodates multiple sofas and seating arrangements. Flooded with natural light from the striking central French doors, this area exudes warmth and charm while seamlessly integrating a spacious dining area. Designed for both relaxation and entertaining, the dining space easily accommodates four to six guests, making it ideal for family meals or social gatherings.

The kitchen is a sleek and contemporary masterpiece, featuring modern units that contrast beautifully with stylish grey worktops. Ample cupboard space and high-quality integrated appliances, including an oven, hob, dishwasher, and fridge/freezer, enhance both functionality and aesthetics, ensuring a practical and elegant culinary space.

Completing the ground floor is a spacious and practical W/C, providing a neutral canvas that invites personalisation to suit individual tastes.



Upstairs, the home continues to impress with three well-proportioned bedrooms. The primary bedroom is particularly generous, comfortably accommodating a king-size bed with ample room for freestanding furniture. The well-thought-out layout allows for optimal use of space, maintaining a neutral style that enables easy cosmetic enhancements. The second bedroom is equally spacious, easily fitting a double bed alongside additional furniture. The third bedroom, currently utilised as a home office, offers flexibility as a potential dressing room, nursery, or guest bedroom—catering to the diverse needs of modern living.

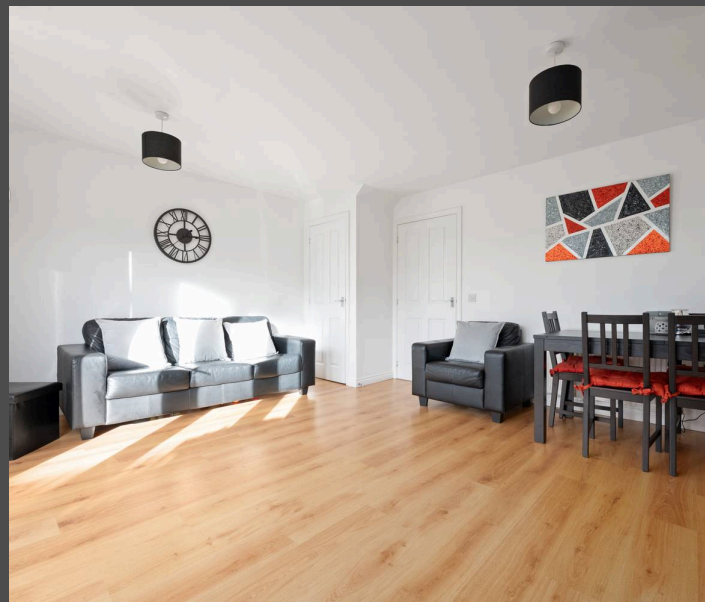
Outside, the southwest-facing rear garden is a true asset. Designed for low maintenance, it features a combination of lawn and slabbing, offering a versatile outdoor space that can be tailored to suit any lifestyle—whether for gardening enthusiasts or those looking for a hassle-free retreat to enjoy the summer sun.

Perfectly positioned, this home benefits from excellent transport links. Armadale and Bathgate train stations are just a 10-minute drive away, while Whitburn's main street and local amenities are easily accessible. Families will appreciate the proximity to highly regarded schools, and commuters will enjoy the direct access to the M8 motorway, providing swift routes to both Edinburgh and Glasgow.

This walk-in-ready home, finished to a high standard by Taylor Wimpey, offers stylish upgrades, expansive living spaces, a low-maintenance garden, and a neutral interior perfect for new owners to make their own. Don't miss out—contact our team today to arrange a viewing!

Council Tax band: D

Tenure: Freehold

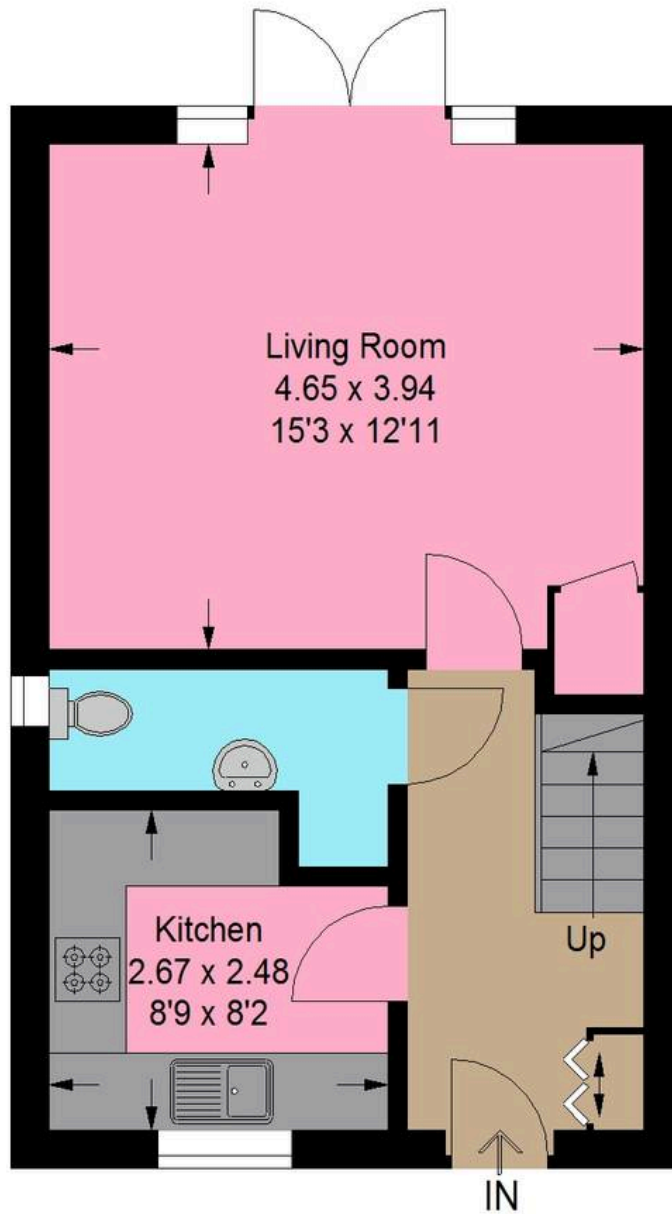




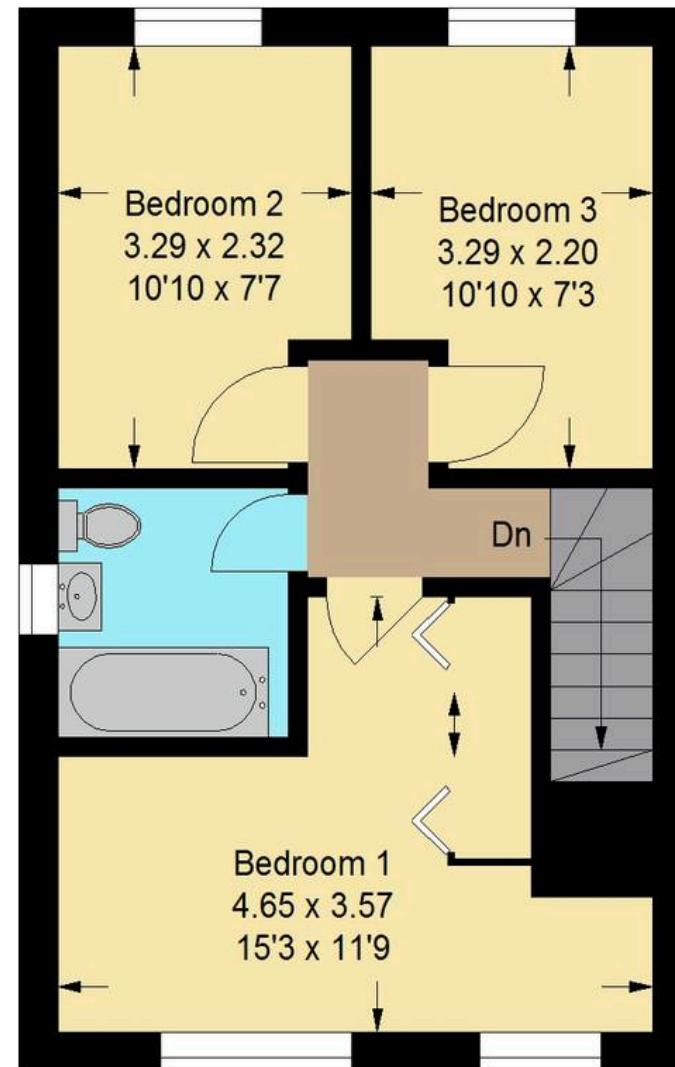




Approximate Gross Internal Area = 72.1 sq m / 776 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1173110 / Ref:90086)





## Bridges Properties

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