



8 Loch Earn Way, Whitburn

Offers Over £145,000



8 Loch Earn Way, Whitburn

Presenting 8 Loch Earn Way, a spacious three-bedroom property offering a blank canvas with immense potential. This home features generous living areas, a large garden, and ample driveway and garage space. Upon entering, you are welcomed into a neutral, airy hallway that flows seamlessly throughout the property, with a wooden staircase adding a touch of character.

The contemporary kitchen boasts excellent worktop and storage space, with oak-style cabinetry and dark countertops providing a stylish contrast. There's ample room for freestanding appliances, including a washing machine, dishwasher, and fridge/freezer. The kitchen also includes a practical dining area, perfect for family meals or hosting up to four people.

The expansive lounge offers a versatile space that can comfortably accommodate multiple sofas and free-standing furniture. Large windows flood the room with natural light, enhancing its appeal. This area can be transformed into a central hub for family activities or a relaxing retreat.

The fully tiled bathroom is generously sized, featuring a large bath with scope for an overhead shower or wet room. The neutral, low-maintenance decor allows for easy personalisation.



Completing the ground floor is a flexible third bedroom with immense potential. This room comfortably fits a double bed and can also serve as a home office, dressing room, or walk-in wardrobe, offering multiple possibilities.

Upstairs, the home continues to impress with two double bedrooms. The master bedroom comfortably accommodates a king-size bed and includes built-in storage, while the second bedroom offers space for a double bed and free-standing furniture. Both rooms feature neutral decor, providing a perfect blank canvas for personalisation.

Outside, the property boasts a private driveway that ensures privacy, along with a large garage and garden shed for additional storage. The expansive, low-maintenance outdoor area is complemented by a well-designed carport, offering added versatility and making this property a truly exceptional find.

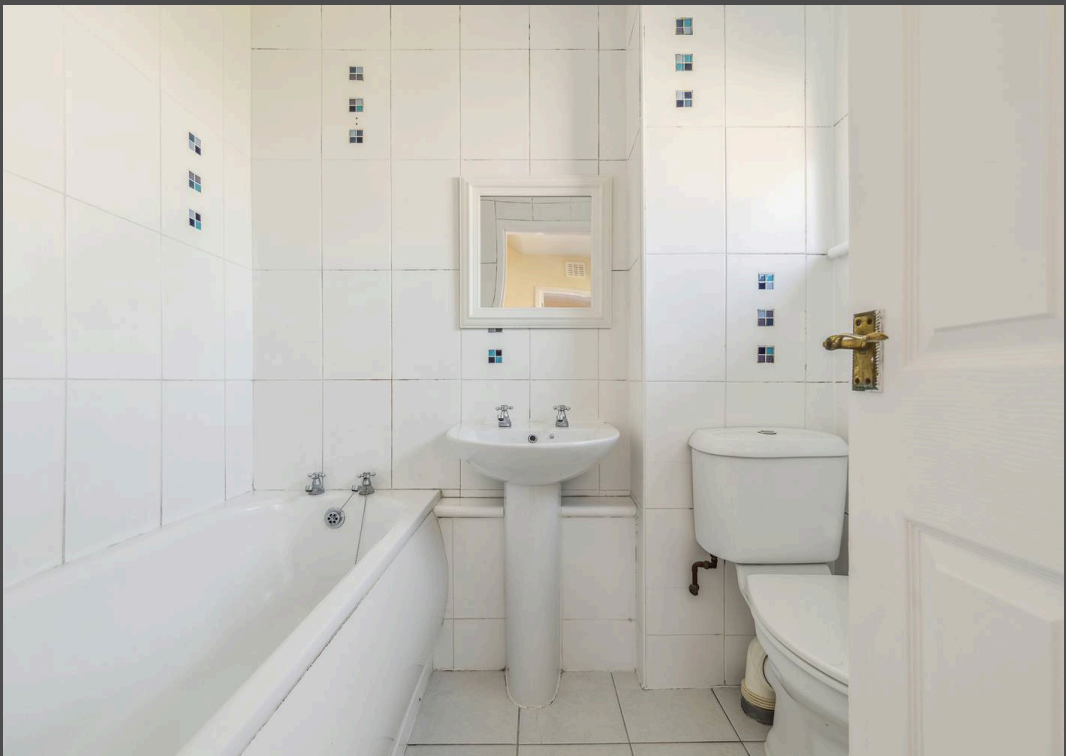
Council Tax band: B

Tenure: Freehold

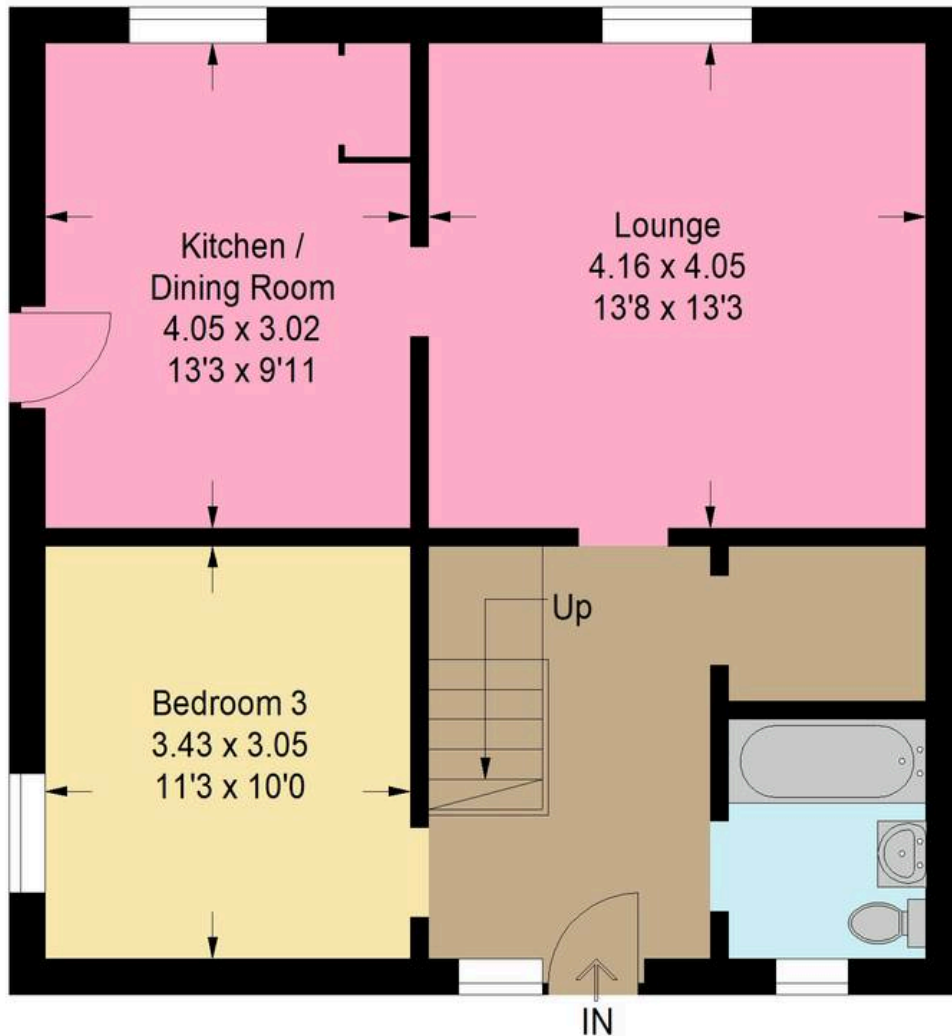
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area = 89.4 sq m / 962 sq ft



Ground Floor



Attic

Illustration For Identification Purposes Only. Not To Scale (ID:1188414 / Ref:90340)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

