



9 Laburnum Road, Whitburn

Offers Over **£120,000**



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9 Laburnum Road, Whitburn is a well-proportioned two-bedroom semi-detached home with a study room, a two-car driveway, and landscaped front and rear gardens, offering excellent potential for a variety of buyers. Set within an established residential area, this home provides comfortable living with flexible space throughout. Upon entering, you're welcomed by a bright hallway with the staircase to the left, the kitchen directly ahead, and the lounge to the right. The lounge is a generously sized room with a large front-facing window that allows natural light to pour in. There's plenty of room for both a relaxing living space and a dining area, along with space for additional furnishings or storage if desired—making it a practical and versatile room for everyday living.

At the rear of the lounge, the conservatory extends the living space and brings a welcome sense of openness and flexibility to the home. With large surrounding windows, this room is filled with natural light throughout the day, making it a bright and comfortable area to enjoy year-round. Whether used as a second sitting room, a reading nook, or a peaceful place to relax with a coffee, it's a fantastic bonus space that can be adapted to suit your lifestyle. Overlooking the rear garden, it also serves as a pleasant transition between indoor and outdoor living—ideal for those who value a bit of calm and quiet away from the main living areas.

The kitchen features a traditional wooden finish with splashback tiling and plenty of cupboard and worktop space. There's also room for freestanding white goods and a small dining table or breakfast setup. With rear access to the garden, it provides a practical layout that keeps cooking and socialising well-connected yet separate.



The main bedroom sits quietly at the back of the property, offering a sense of privacy and calm—ideal for unwinding at the end of the day. It comfortably accommodates a king-size bed with ample space left for additional freestanding furniture such as bedside tables, a chest of drawers, or even a dressing table. A built-in wardrobe provides practical storage without encroaching on the usable space, helping to keep the room tidy and organised. Its rear-facing position also ensures reduced street noise, making it a peaceful and restful place to retreat. Bedroom Two is also a generous and well-proportioned space, easily accommodating a double bed while still leaving plenty of room for freestanding storage such as wardrobes, drawers, or a desk. The room features two windows, which allow plenty of natural light to stream in throughout the day, giving the space a bright and airy feel. The fitted wardrobe provides built-in storage, helping to maximise floor space and keep the room clutter-free. Whether used as a second bedroom or guest room as it offers both comfort and practicality.



The study room is a versatile additional space that adds real value to the home. Whether you need a dedicated home office, a nursery for a young child, or a creative hobby room, this room is well-suited to meet a range of needs. Positioned away from the main bedrooms, making it ideal for focused work. The room is a manageable size for a desk, shelving, or a small sofa, and benefits from natural light, making it a comfortable and productive space throughout the day.

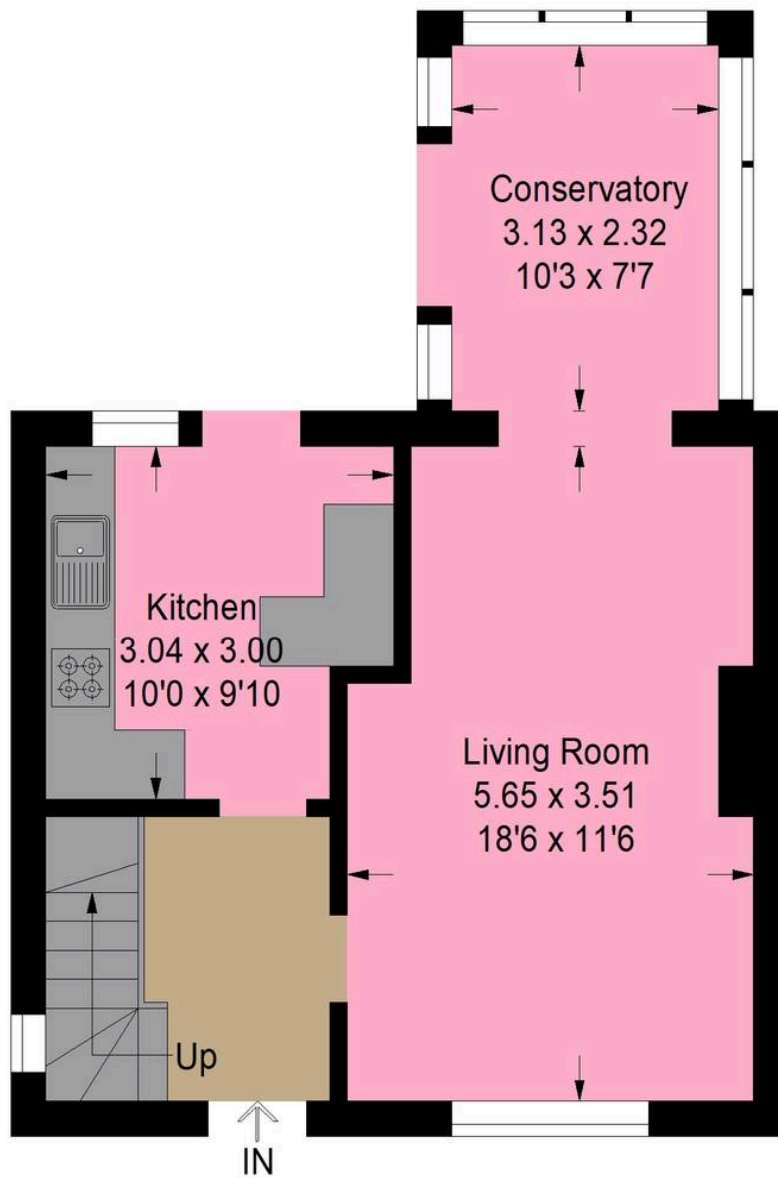


The bathroom is fitted with a clean and functional three-piece suite, comprising a standing shower, WC, and sink. The space is finished with plain white walls, offering a fresh and neutral canvas that's ready for personalisation. The layout is practical, providing everything needed for comfortable daily use, with the potential to modernise if desired.

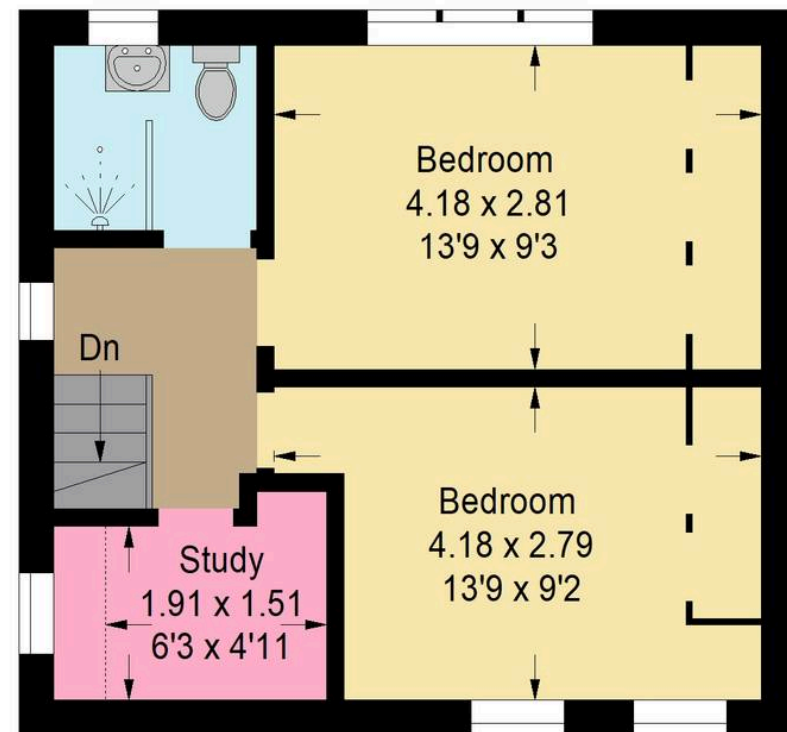
To the rear, the garden is fully paved with concrete slabs, making it low-maintenance and practical. The garden benefits from sunlight throughout most of the day, particularly towards the back near the shed, which creates an ideal setting for BBQs or outdoor gatherings. The front garden is also low-maintenance and south-facing, providing a neat and sunny welcome to the home.



Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1190124 / Ref:90373)



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