



20 Dean Street, Whitburn

Offers Over £165,000





## 20 Dean Street

### Whitburn

Introducing this well-maintained three-bedroom semi-detached home, located on the desirable Dean Street in Whitburn. Lovingly cared for by its current owners, this property has seen significant upgrades in recent years—including a new roof, modern kitchen and bathroom, rewiring, roughcasting, and fresh internal decoration—ensuring it's in excellent condition and ready for its next owners.

Upon entering, you're greeted by a welcoming hallway with handy under-stair storage and additional space for coats and shoes.

At the rear of the property, the open-plan kitchen/dining area is bathed in natural light, creating a bright and inviting space. The modern kitchen boasts sleek, white cabinetry with plenty of worktop space and additional space for freestanding appliances, making it a perfect area for cooking and entertaining. The adjacent dining area comfortably accommodates a full-sized dining set, ideal for family meals. French doors lead directly to the low-maintenance rear garden, seamlessly connecting indoor and outdoor living — a perfect spot for al fresco dining, enjoying the sunshine, or relaxing with family and friends.

The spacious lounge, with its large front-facing window, enjoys lots of natural light, making it a bright and airy room to relax in.



Upstairs, there are three well-proportioned double bedrooms. Two of the rooms comfortably fit a double bed whilst still able to host additional furniture, while the third, larger bedroom, easily accommodates a king-size bed and offers plenty of room for storage solutions or additional freestanding furniture.

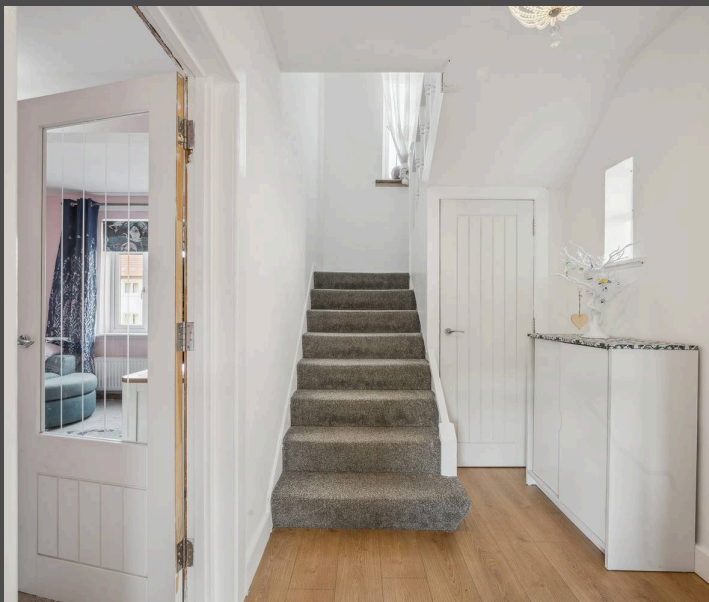
The family bathroom, recently upgraded, features modern finishes, including a chrome heated towel rail, LED mirror and a shower over the bath.

Additional upgrades include new flooring in most rooms and new internal doors throughout. The home also provides great storage throughout, ensuring a tidy and functional living space.

Externally, the property offers a spacious multi-car driveway, capable of hosting up to four cars. The south-facing rear garden is low-maintenance and ideal for enjoying sunny days, while the outhouse, currently used as a workshop, offers further potential for various uses.

Located just a short walk from King George's Park and the high street, with its range of convenience stores, takeaways, and other amenities, this property is perfectly situated for both convenience and leisure. Polkemmet Country Park is nearby for those who enjoy outdoor activities, and with easy access to the M8 motorway and Armadale Train Station, commuting to Edinburgh and Glasgow is straightforward.

This property presents an excellent opportunity for families seeking a thoughtfully maintained home in a highly convenient and sought-after location.

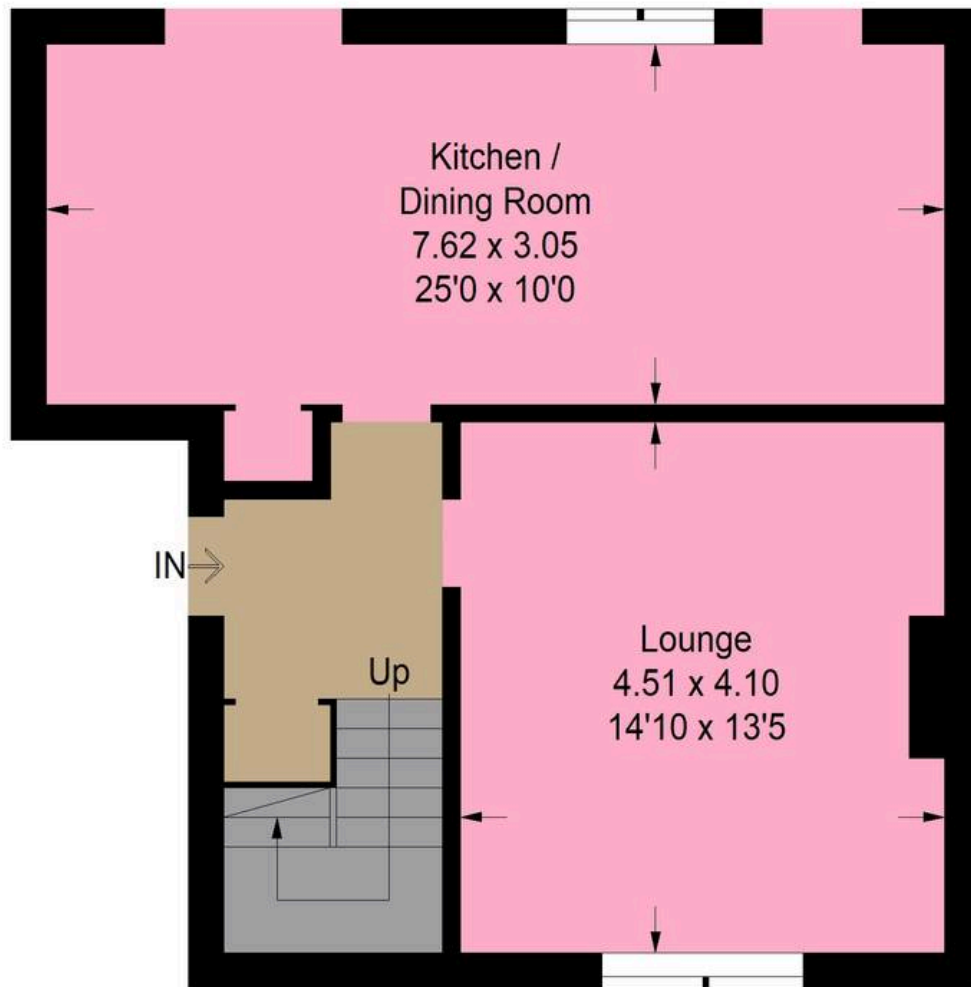




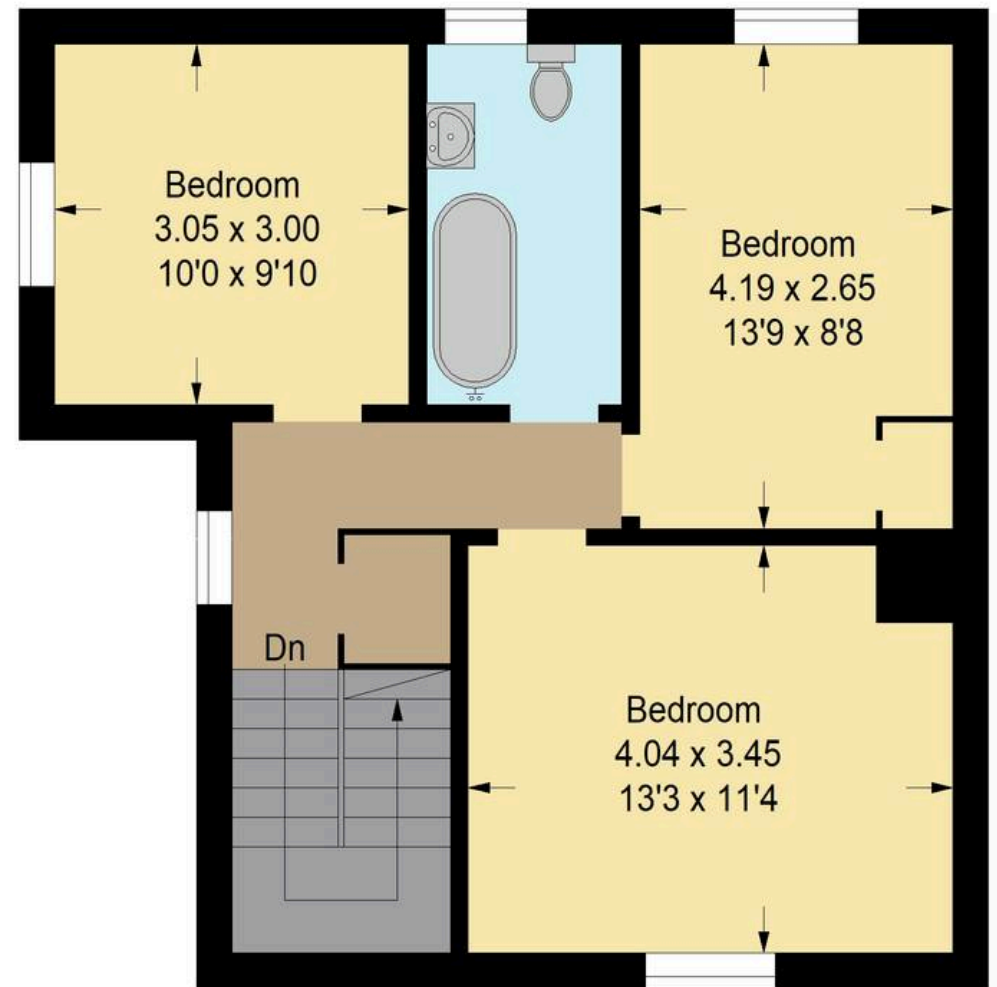




Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1194521 / Ref:90449)





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