



24 Polkemmet Road, Whitburn

Guide Price £210,000





## 24 Polkemmet Road

Whitburn, Bathgate

A beautifully presented three-bedroom end-of-terrace home offering stylish, contemporary living in a sought-after development. Built by Taylor Wimpey as part of their popular 'Balfour' design, this property has been thoughtfully updated to offer modern comfort, generous proportions, and a show-home finish throughout.

Upon entering, you're greeted by a spacious hallway that opens into a bright and welcoming living area, where beautiful wood flooring flows seamlessly throughout the ground floor, adding warmth and cohesion.

The expansive lounge is ideal for both relaxing and entertaining, with elegant French doors that flood the space with natural light and open directly onto the beautifully landscaped rear garden. Seamlessly integrated within the living area, the open-plan dining space comfortably accommodates a family table, perfect for everyday meals or hosting in a relaxed, welcoming setting.

The contemporary kitchen is both stylish and practical, featuring modern cabinetry paired with sleek white worktops and recently tiled splashback. Integrated appliances, including an oven, hob, dishwasher, and fridge/freezer, ensure a functional cooking space ready to meet the needs of any busy household.

A generously sized and styled downstairs W/C completes the ground floor.





Upstairs, the home continues to impress with plush grey carpeting throughout and three well-proportioned bedrooms. The master bedroom boasts fitted wardrobes and comfortably fits a king-size bed, offering a serene retreat with ample storage.

The second bedroom is spacious enough for a double bed and additional furnishings, while the third bedroom provides excellent flexibility as a nursery, guest room, or home office.

The family bathroom, refurbished in 2021, has been finished to a beautiful standard with neutral tones and high-quality fittings, designed to appeal to a wide range of tastes.

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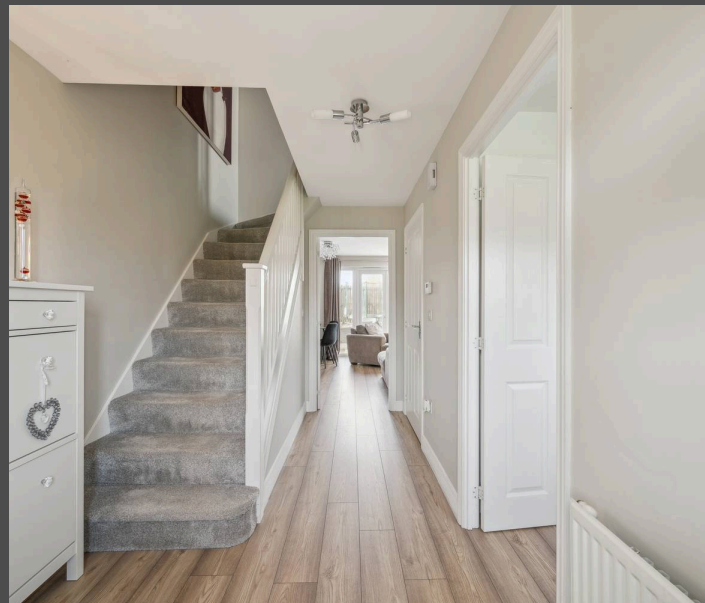
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Externally, the southwest-facing rear garden was landscaped in 2023 and offers a low-maintenance outdoor haven. A combination of artificial grass and slabbed patio areas makes it ideal for alfresco dining, family playtime, or simply relaxing in the sun.

Allocated parking is also included, adding convenience to this already impressive home.

Whether you're upsizing, downsizing, or purchasing your first home.

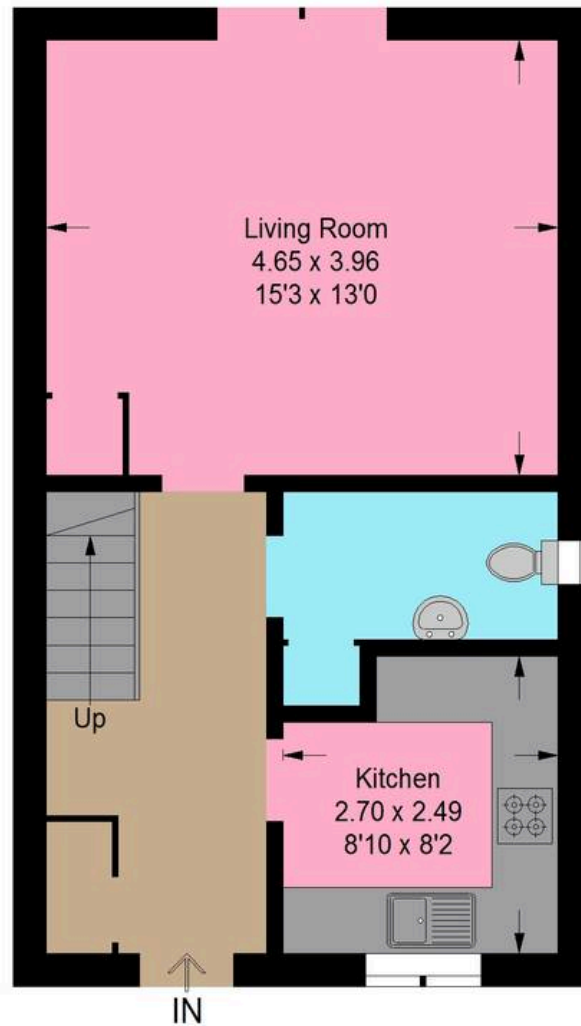




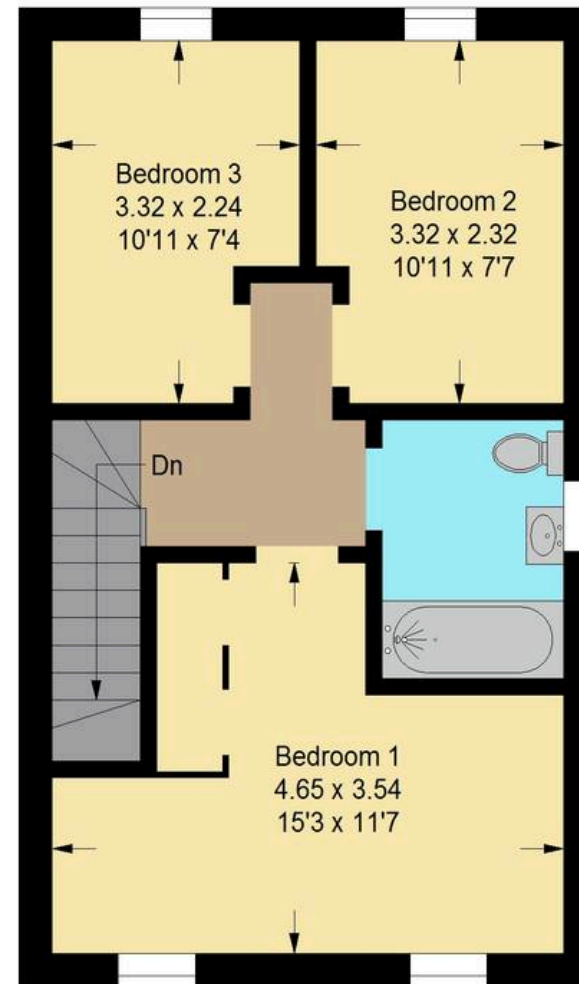




Approximate Gross Internal Area = 77.2 sq m / 831 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only.  
Not To Scale (ID:1197216 / Ref:90496)





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