





## 66 Rigghouse View

### Whitburn

Nestled within a highly desirable and family friendly development, 66 Rigghouse View presents a fantastic opportunity to own a spacious and beautifully maintained five-bedroom detached home. This impressive property offers a flexible and thoughtfully designed layout across two floors, ideal for modern family living and working from home.

As you step into the property, you are welcomed by a bright and airy hallway that immediately feels warm and inviting. The standout feature here is the black and white painted wooden staircase, which adds a stylish and contemporary touch. The stairs also offer a small storage door adding to the fantastic storage this home has to offer.

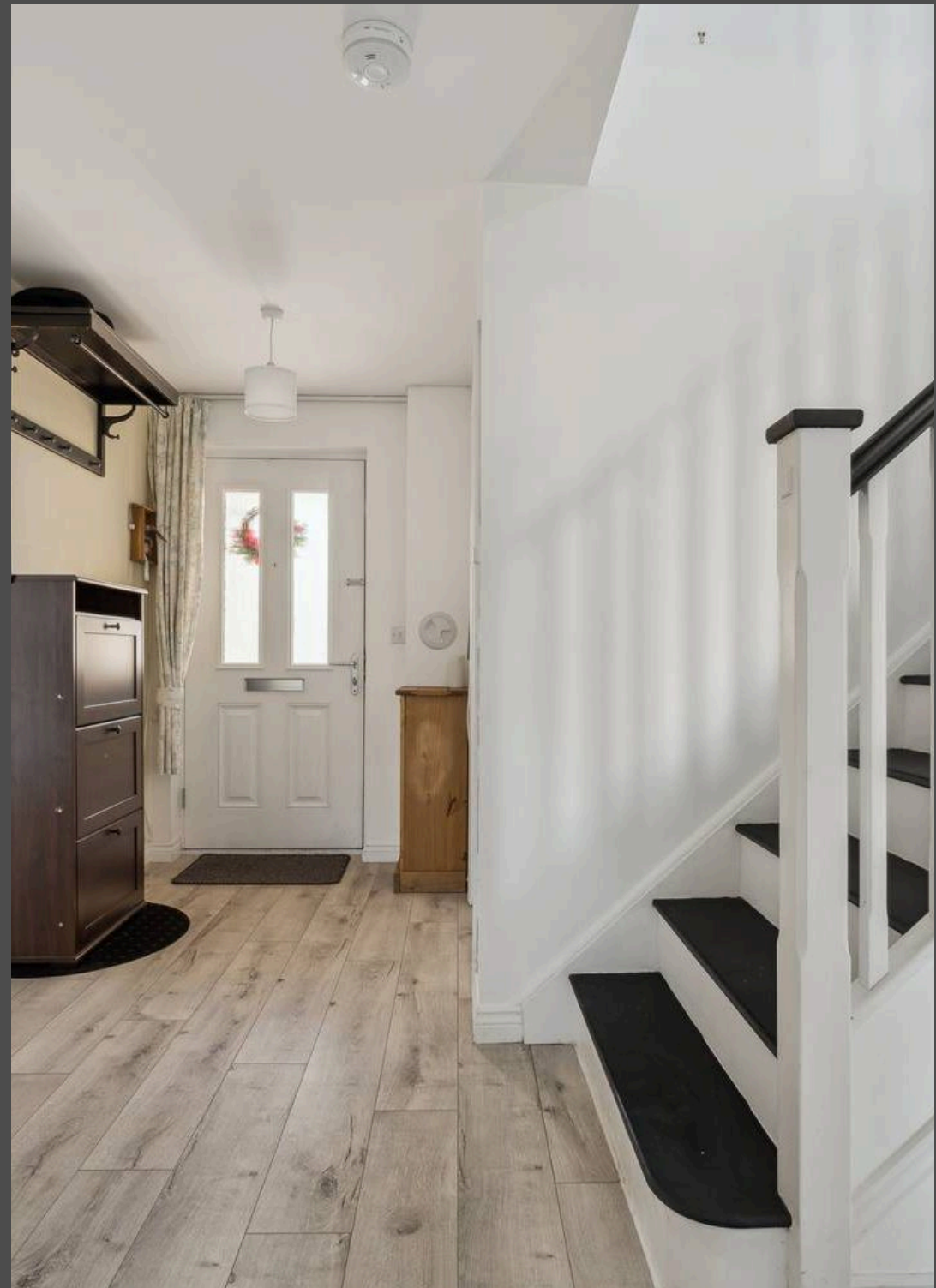
The ground floor flows effortlessly, combining practical family spaces with elegant finishes.

To the left of the hallway is the expansive lounge, a well-proportioned room enhanced by a large front facing window that floods the space with natural light. The room is comfortably sized to accommodate multiple seating arrangements and offers a relaxed setting for both everyday living and entertaining guests.

The neutral tones throughout make it easy to style, while the layout lends itself perfectly to family life. Continuing through the ground floor, the kitchen is positioned at the rear of the home and has been thoughtfully designed to combine modern style with everyday practicality, featuring sleek, contemporary cabinetry and ample cupboard space, offering a clean and organised environment ideal for family life and entertaining alike.

Integrated appliances add to the streamlined look, while generous worktop areas provide plenty of space for food preparation. Just off the kitchen, a well-appointed utility area adds to the home's practicality, featuring a pantry for extra storage and a dedicated space for laundry. This keeps the main kitchen clear and organised, while a half-glass door provides convenient access to the rear of the property.

Adjacent to the kitchen is a dedicated dining room, an ideal space for family meals or dinner parties. This bright room offers direct access to the rear garden through French doors, bringing in natural light and extending the living space outdoors during warmer months. Whether used formally or more casually, it's a versatile area that blends seamlessly with the home's layout.



One of the most practical and appealing features of this property is the converted garage. Now a highly flexible space, it currently serves as a dual home office and crafts business with a separate store room, but could easily be used as a study, second lounge, or bedroom, its separate position on the ground floor offers privacy and peace, making it a perfect retreat for work or leisure.

Also on this level is a well-presented WC, which includes a built-in storage cupboard offering potential to be converted into a shower room, should the new owners wish. Conveniently located, it serves both guests and family needs with ease.

The contemporary style of the home continues seamlessly upstairs, where a spacious landing leads to three generously sized double bedrooms and the main family bathroom, all finished to the same high standard as the rest of the property.

The principal bedroom is particularly impressive, with ample space for a super king-size bed and additional furnishings. It also benefits from a modern en-suite shower room.

The remaining three bedrooms are all generously sized, easily accommodating double beds and offering flexibility for growing families, guests, or working from home. Each room is bright, with large windows allowing natural light to enhance a calm, inviting atmosphere.

The family bathroom completes the upper level, featuring a full-size bath, separate shower, and modern tiled finish. The space is both stylish and functional, designed to accommodate busy routines with ease.

The attic is fully floored and accessed via a pull-down loft ladder, offering generous additional storage space and further enhancing the practicality of this fantastic home.

Outside, the rear garden has been landscaped for low-maintenance enjoyment, offering a blend of patio, decking and lawn areas perfect for entertaining, playing, or relaxing in the sun. The garden shed provides useful storage for outdoor equipment and tools.

To the front, the home benefits from a private driveway with electric charge point and has additional off-street parking to add to its list of advantages.





Situated in the vibrant town of Whitburn, this home offers the perfect balance of convenience and community living. Families will appreciate the close proximity to several well-regarded primary schools, including Polkemmet Primary and St Joseph's RC Primary, while Whitburn Academy provides excellent secondary education within easy reach. Everyday amenities are well catered for, with local shops including a Co-op just a short walk away, and larger supermarkets such as Aldi and Lidl only a brief drive from the home. Cafés, essential services, and leisure facilities are all nearby, ensuring all your daily needs are easily met. For outdoor enthusiasts, Polkemmet Country Park is just minutes away, offering scenic woodland trails, a golf course, and the popular Scottish Owl Centre.

Families with young children will particularly enjoy the property's close proximity to Heartlands Play Park, which can be safely accessed via a nearby footpath without the need to cross any roads. This makes it an ideal location for a growing family seeking both comfort and peace of mind.

Commuters will benefit from excellent transport links, including the nearby M8 motorway for swift access to both Edinburgh and Glasgow. Additionally, bus services such as the X18 and 72 connect Whitburn to surrounding towns and cities, enhancing its appeal for those seeking both tranquillity and connectivity.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



FRONT GARDEN

REAR GARDEN

Driveway

2 Parking Spaces

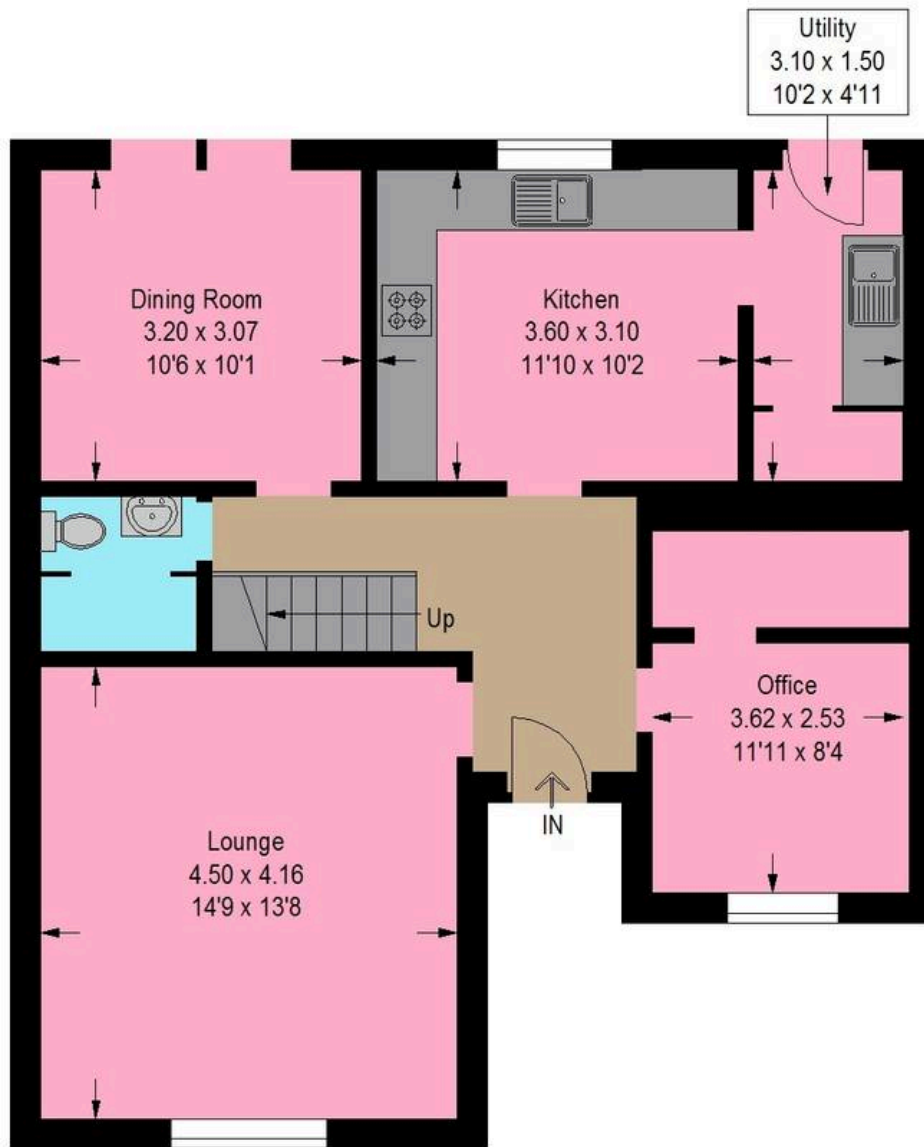
- Four Double Bedrooms
- Versatile Garage Conversion - Bedroom/Study
- Modern Kitchen With Extensive Storage
- Flexible Dining Room With Garden Access
- Striking Black & White Feature Staircase
- Principal Bedroom With En-suite



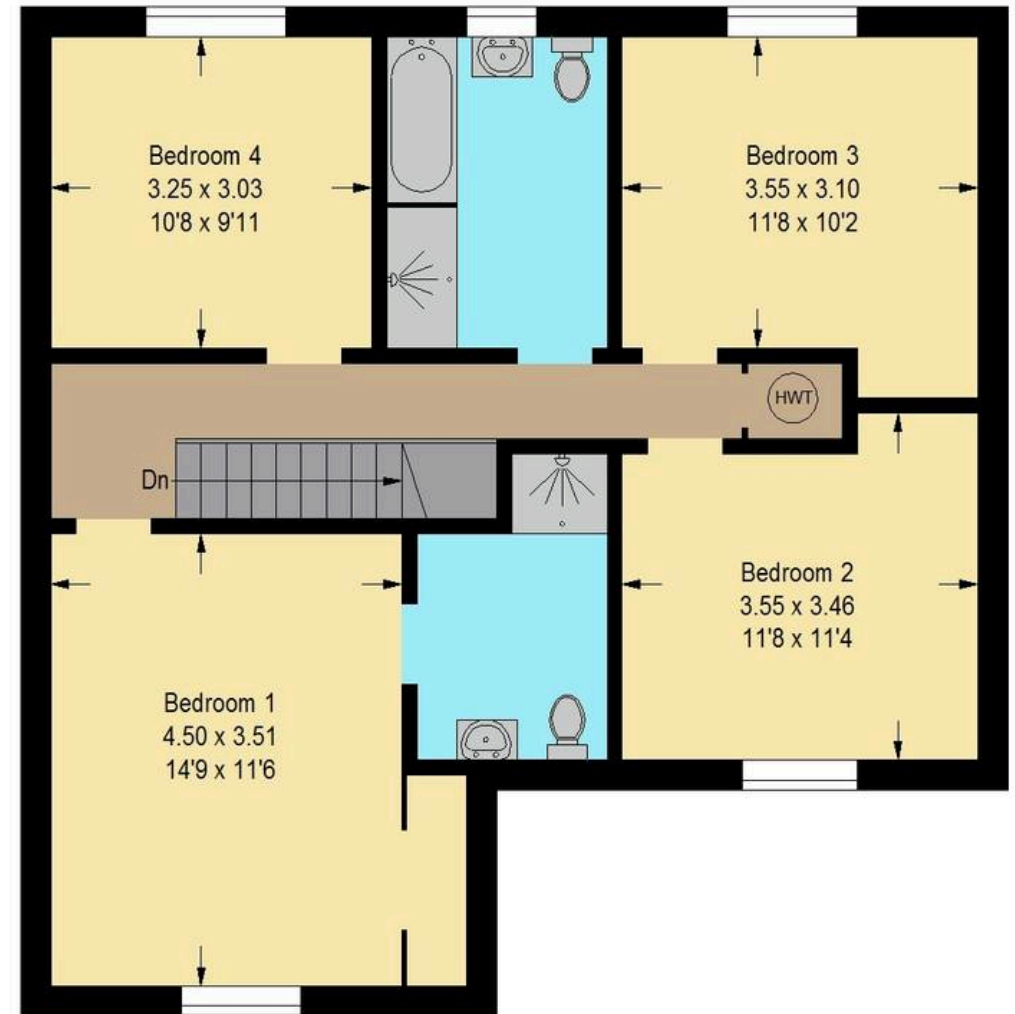




Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft



Ground Floor



First Floor





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