



8 Drysdale Avenue, Whitburn

Offers Over £145,000



8 Drysdale Avenue

Whitburn

Welcome to 8 Drysdale Avenue, a beautifully maintained and deceptively spacious two-bedroom semi-detached home, perfectly positioned within a quiet, family-friendly cul-de-sac in the heart of Whitburn. Ideal for first-time buyers, investors or those looking to downsize. This property offers a wonderful mix of modern comfort, tasteful neutral décor, and exciting potential to make it your own. As you approach, you're welcomed by a neat front garden and a private driveway providing valuable off-street parking.

Stepping inside, the bright and airy hallway guides you into a generously sized lounge, an inviting space filled with natural light from the large front-facing window. The lounge easily accommodates both a comfortable seating area and a separate dining space, with an added media wall and a stylish grey colour palette flowing throughout the home, gives it a calm, contemporary feel and making it the perfect blank canvas for your own style.

To the rear, the stylish kitchen is designed with both form and function in mind. It boasts sleek units, ample worktop space, eye-catching large splashback tiles, and integrated appliances for added convenience. Subtle LED downlights illuminate the kitchen kickboards, adding a modern flair and ambient lighting that's especially striking in the evenings. From here, you'll step directly out into the generous rear garden, an expansive outdoor space that's fully enclosed and fantastic for families or entertaining

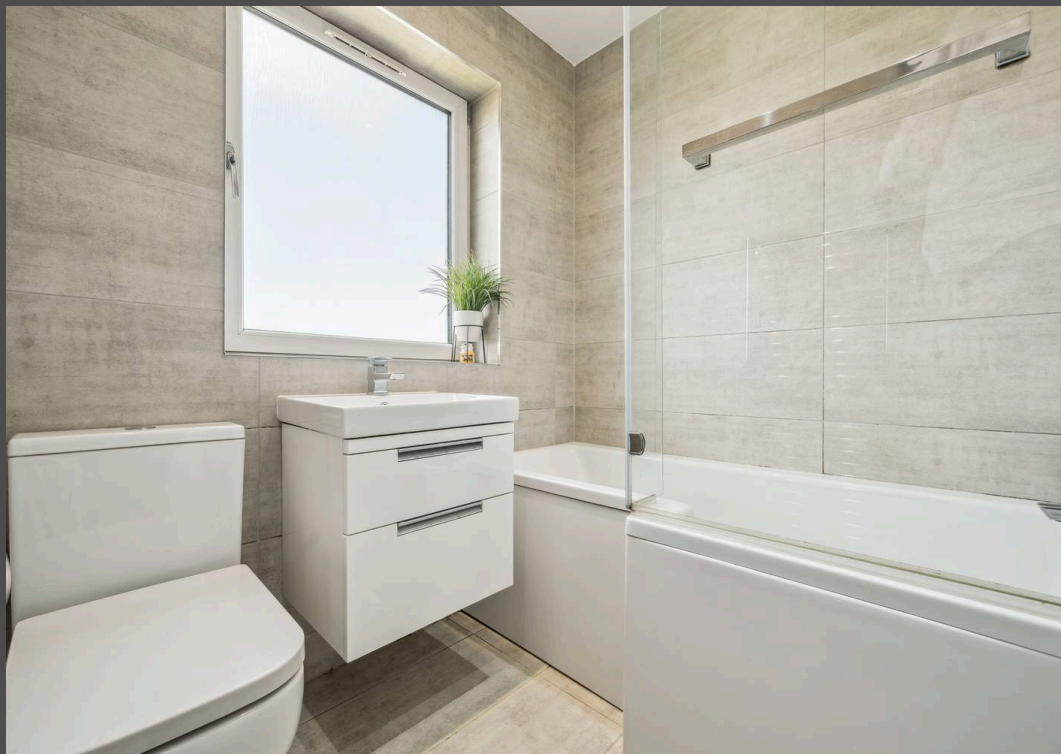


Completing the top floor is the family bathroom, which is a real highlight, fully tiled in beautiful, neutral tones and finished to a high standard, it features a sleek three-piece suite with a shower-over-bath, chrome fittings, and a fresh, modern design ideal for relaxing after a long day.

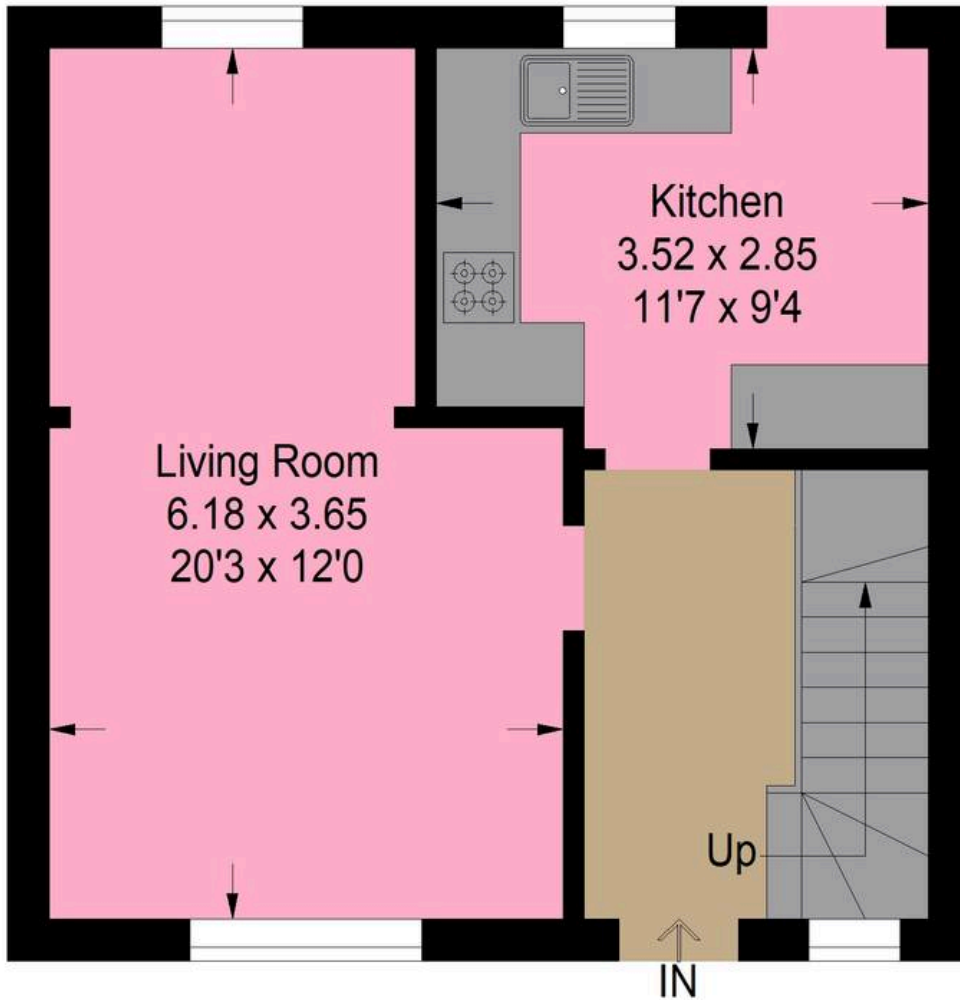
Externally, the rear garden is fully enclosed and mostly laid to paving and stones, keeping maintenance to a minimum. A solid concrete base sits at the foot of the garden, offering a fantastic opportunity to install a summer house, shed, or even a garage, depending on your needs. The home also benefits from double glazing and gas central heating throughout, ensuring year-round comfort and energy efficiency.

This home is within great access to a range of local amenities and excellent transport links. The property is within walking distance of Whitburn town centre, which offers a variety of shops, cafés, supermarkets (including Scotmid, takeaways, a pharmacy, and a post office). For leisure and recreation, residents can enjoy Whitburn Community Centre, Whitburn Bowling Club, and the nearby Polkemmet Country Park, which features woodland walks, a play park, golf course, and café. Families are well catered for with local schools such as Croftmalloch Primary School, Polkemmet Primary School, Whitburn Academy, and Our Lady of Lourdes Primary School, all within easy reach. The town is well connected for commuters too, with swift access to the M8 motorway, linking Edinburgh and Glasgow in under an hour, and nearby train stations at Armadale and Bathgate providing regular rail services.





Approximate Gross Internal Area = 77.5 sq m / 834 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1212200 / Ref:90779)



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