



9 Crofters Way, East Whitburn

Offers Over £300,000



9 Crofters Way

East Whitburn, Bathgate

Welcome to Crofters Way, a superb four-bedroom detached family home in the highly sought-after area of East Whitburn. Recently renovated and presented in true move-in condition, this chain-free property offers versatile living spaces, modern finishes, and excellent outdoor areas. With a conservatory, garage conversion, three bathrooms, a north-west facing suntrap garden, and a driveway for up to four cars plus visitor parking, this is an ideal choice for growing families.

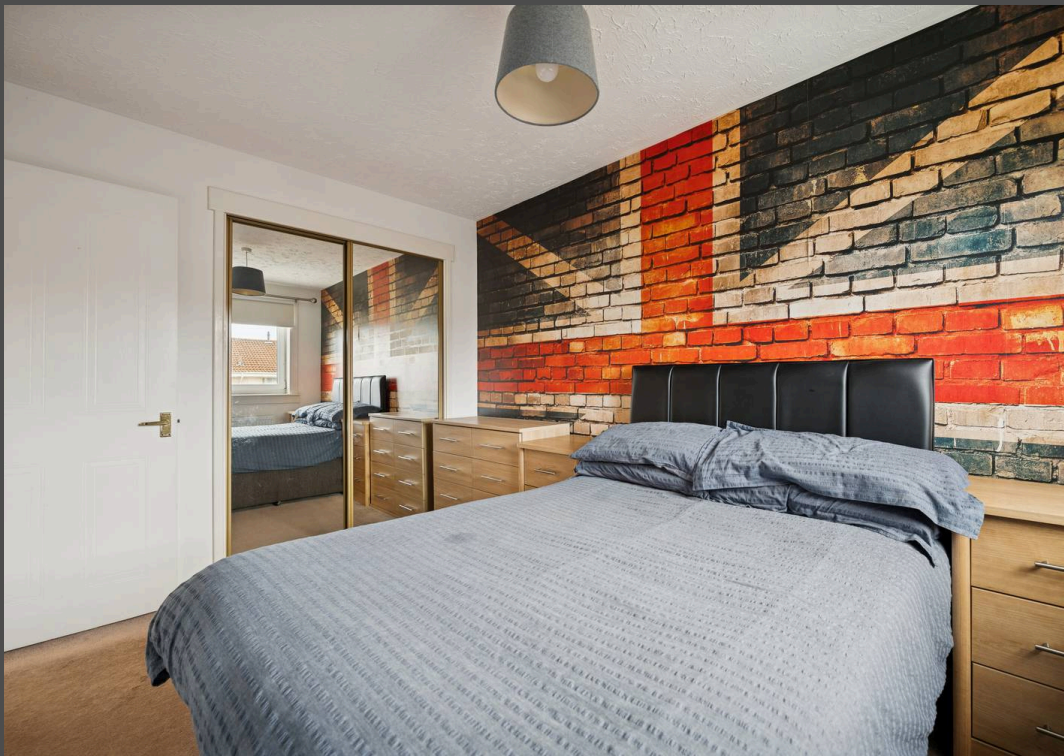
Stepping inside, you are greeted by a bright and welcoming hallway that introduces the home. To the right, the former garage has been thoughtfully converted into an additional lounge a flexible space that can easily serve as a second sitting room, guest bedroom, or home office.

Straight ahead, the open-plan lounge and dining area forms the heart of the home. The lounge is generously proportioned, with space for two large sofas, a media wall, and a feature fireplace, while patio doors open directly onto the rear decking, seamlessly connecting indoor and outdoor living. To the side, the dining area can host four to six people and opens into the conservatory, a tranquil retreat that can be used as an additional lounge, playroom, or entertaining space.

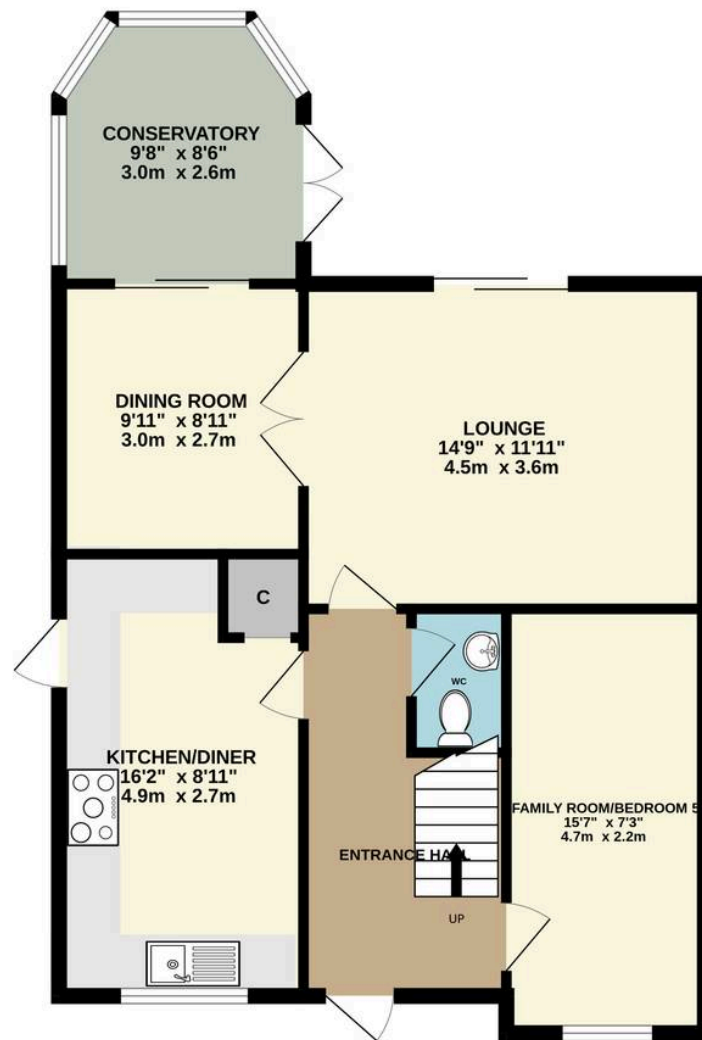


The kitchen is equally impressive in size, featuring neutral décor, chrome accents, and a five-point gas cooker. There is ample room for a breakfast table seating four, alongside plentiful cabinetry, countertop space, and integrated appliances. Additional space is available for a washing machine, fridge-freezer, and more, with a handy storage cupboard completing the setup. A ground-floor WC with splashback tiling adds everyday convenience. Upstairs, the principal bedroom comfortably accommodates a king-size bed, with fitted wardrobes providing excellent storage. The en-suite shower room is fully tiled and finished to a high standard. Bedroom two is another spacious double with its own fitted wardrobes, while bedroom three also accommodates a double bed with fitted storage. Bedroom four is a versatile room, suitable for a single or double bed, making it ideal for children, guests, or as a home office. The family bathroom is modern and stylish, with full tiling, a chrome towel rail, and a three-piece suite including a bathtub with overhead power shower.

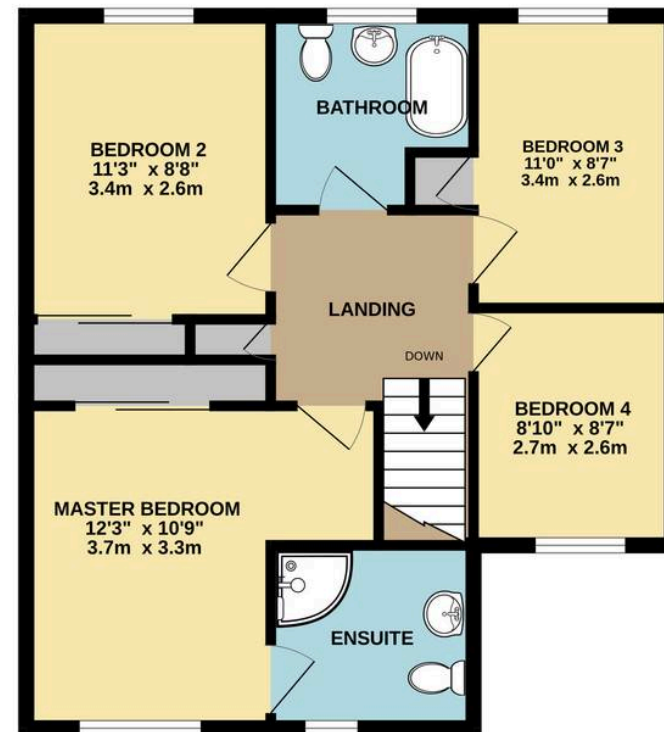
The rear garden is private, low maintenance, and perfectly designed for entertaining. Featuring recently installed decking, space for two sheds, and full monoblock surfacing, it provides a secure, practical, and sun-filled outdoor area. To the front, a generous three- to four-car driveway ensures ample parking, with visitor spaces also available. Additional benefits include a security system with cameras and an alarm for added peace of mind. Set in the desirable community of East Whitburn, this home offers excellent access to everyday amenities and superb travel links. The High Street provides shopping options including Scotmid, Aldi, and Lidl, alongside popular dining spots such as Casa Amiga Café and the well-regarded Karma Indian Restaurant. Families are well catered for with St Kentigern's Academy and Whitburn Academy both nearby. For nature lovers, Polkemmet Country Park is just a short drive away, offering woodland walks, open green spaces, and family-friendly facilities. Commuters benefit from quick access to the M8, ensuring smooth connections to both Edinburgh and Glasgow. This property blends space, flexibility, and location, making it a fantastic long term family home.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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