



159 West Main Street, Whitburn

Whitburn

Offers Over £250,000

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A rare opportunity to own a piece of history. Welcome to West Main Street. A meticulously maintained, end-terrace cottage built in 1910, bursting with character and charm, yet offering all the modern comforts a family could desire. Homes like this rarely come to market, making it a truly unique opportunity to secure a distinctive home full of personality and potential. Perfect for families, professionals, or anyone seeking a “forever home” with space, style, and heritage, this property invites you to put your own stamp on it while benefiting from years of careful maintenance and thoughtful upgrades.

Stepping inside, you are greeted by a welcoming front porch, separating the indoors from the outdoors and instantly showcasing the cottage’s period character, complete with original flooring that tells a story of its history. The hallway flows naturally into the heart of the home, leading you into the open-plan living and dining area, a generous and inviting space brimming with light from large, recently replaced windows. The living room to the front is the perfect retreat, centred around a charming log-burning stove, a cosy focal point for relaxing evenings or entertaining guests. Plush, new carpets throughout the home add warmth and elegance, further enhancing the inviting ambience.

The dining area at the rear of the home offers ample space for family meals or social gatherings and includes built-in cupboards, currently used as a stylish mini-bar, with direct access to the low-maintenance, south-facing garden. This outdoor space has been thoughtfully designed to combine practicality with aesthetics, featuring artificial grass and a standalone garage that can be accessed both from the main garage doors and via a secure side door. A conservatory sits adjacent to the garden, providing a light-filled, peaceful space to relax and enjoy the outdoors all year round, a perfect spot to soak up the sun or enjoy a quiet moment with a book.

- Charming Cottage Built in 1910
- Three Impressive Double Bedrooms
- Modern & Stylish Family Bathroom & En Suite
- High Ceilings and Character Through
- Low Maintenance South Facing Garden
- Detached Garage

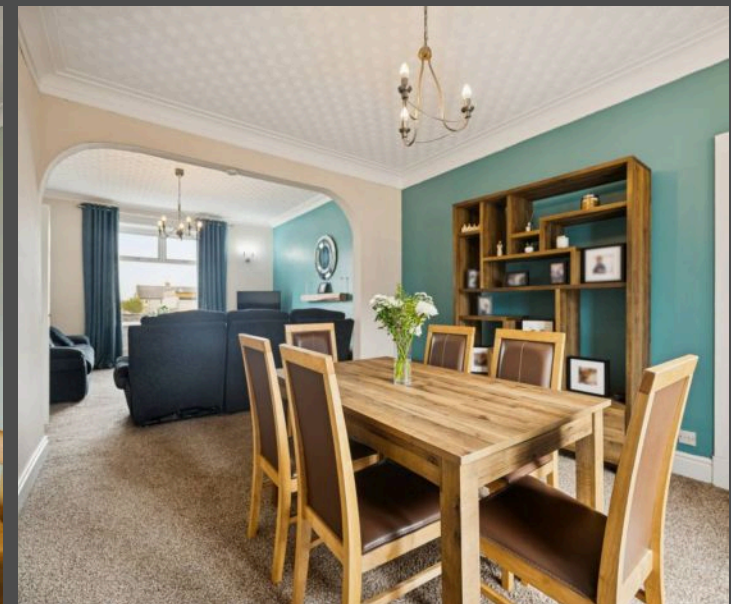


The ground floor also hosts a spacious bedroom currently fitted with a super-king bed, a private retreat with abundant storage and space for additional furnishings, perfect for a master suite on the ground level if desired. The kitchen is well-maintained and family-friendly, offering plentiful storage, work surfaces, and space for a dining table, making it a practical hub for modern family life. A handy utility cupboard and a downstairs WC complete the ground floor, demonstrating the clever and functional layout of this period home.

Ascending to the first floor, you will discover a fantastic storage cupboard on both the landing of the stairs and to the hallway on the top floor, adding to the convenience of the home. Bedroom two is a generous double with built-in storage and a recently renovated luxurious en-suite featuring a bath with rainfall shower, offering a private sanctuary for family or guests.

Bedroom three, currently accommodating two single beds, is versatile and spacious enough to host a super-king bed if desired, with built-in storage enhancing its practicality. A modern family bathroom and additional landing storage complete the upper floor, combining convenience with style. In fact, all three bedrooms are capable of hosting super-king beds, offering exceptional flexibility for families of all size.

West Main Street is perfectly situated in the heart of Whitburn, a thriving, well-connected community. Residents enjoy excellent local schools such as Croftmalloch Primary, St Joseph's, and Polkemmet Primary, with secondary schooling options nearby such as Whitburn Academy. The area offers a range of everyday amenities, including **Co-op Food**, **Christie the Baker**, **Boots Pharmacy**, and **Rauf Newsagents**, alongside cafés and restaurants. Strong transport links, including nearby train stations in Armadale and direct access to Glasgow and Edinburgh via motorway connections just 5 minutes from the house, make commuting straightforward. Nearby parks such as Polkemmet Country Park, leisure facilities, and recreational spaces provide plenty of opportunities to enjoy the outdoors, while the town's friendly community atmosphere ensures a welcoming environment for families and professionals alike.



This is more than just a home, it's a chance to own a piece of West Lothian history, a characterful and versatile property cared for over decades, and a canvas for future memories. From its charming period features to its modern upgrades, landscaped garden, and flexible accommodation, West Main Street offers a lifestyle of comfort, style, and character that is rarely found on the market.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

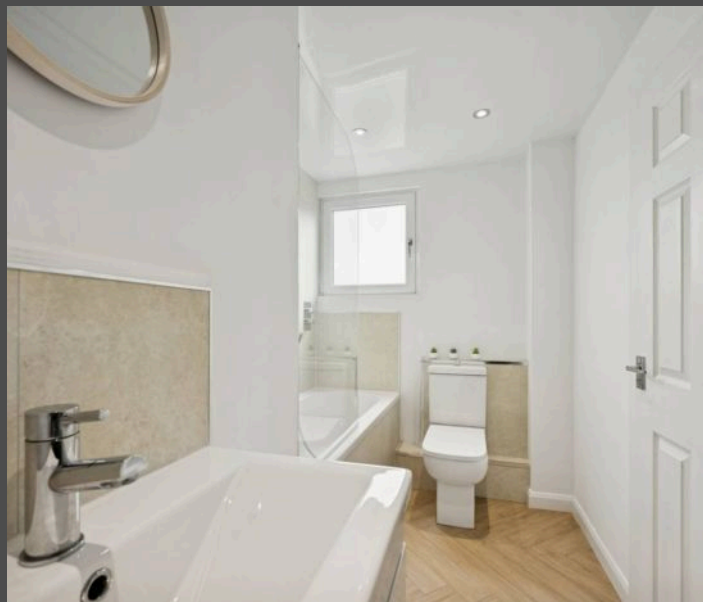


REAR GARDEN

FRONT GARDEN

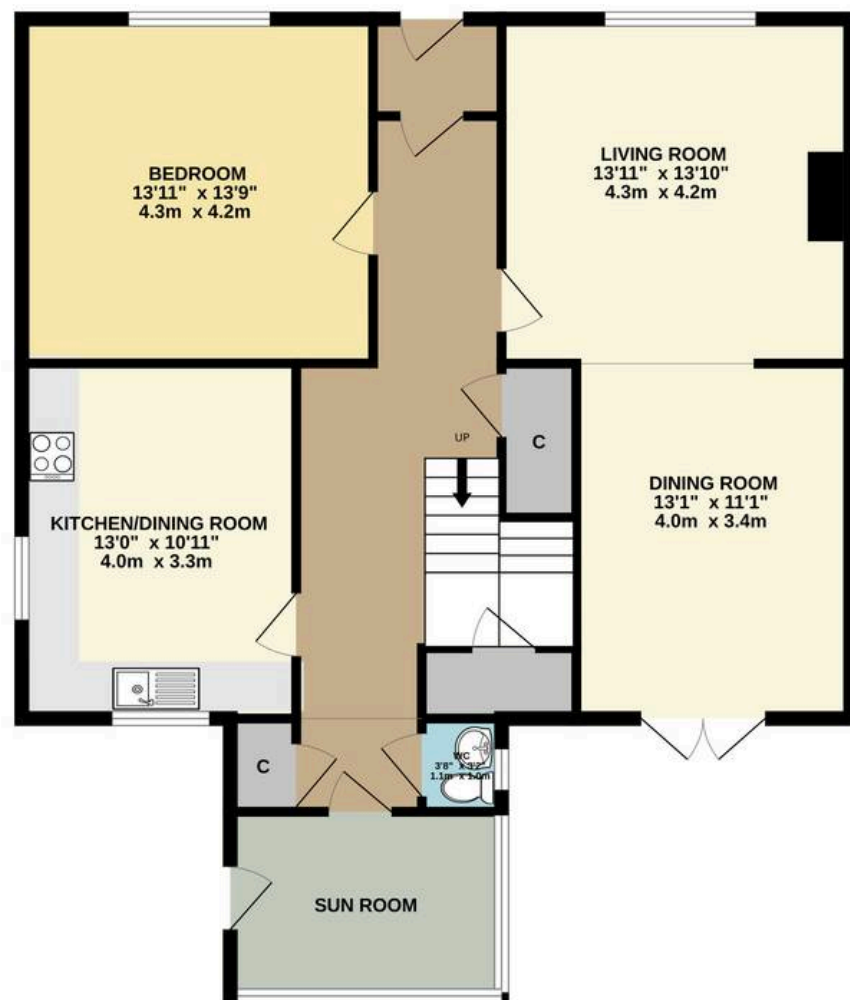
GARAGE

Single Garage

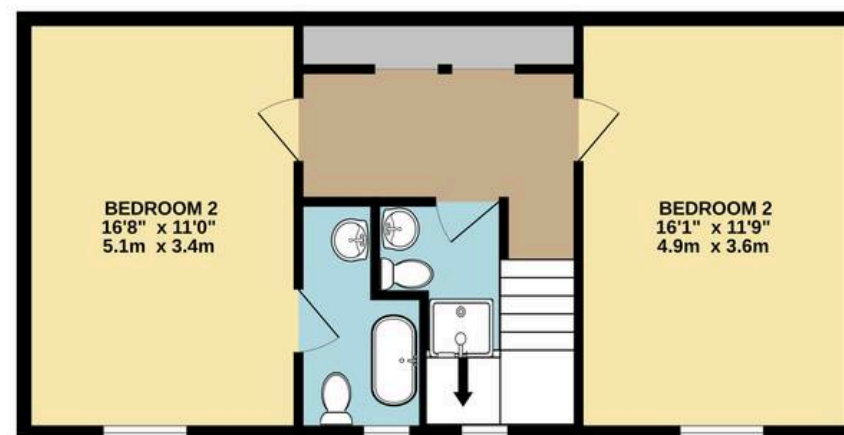




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 sq.m.) approx.

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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