



60 Jubilee Road, Whitburn

Offers Over £80,000



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Whitburn

Welcome to Jubilee Road, a charming two-bedroom upper flat located in the heart of Whitburn. Lovingly owned by the same family since 1964, this much loved home has been the setting for generations of memories and now offers a fantastic opportunity for its next owners to create their own. Perfectly positioned in a peaceful and family friendly area, the property combines comfort, practicality, and convenience in one appealing package.

As you enter, you're welcomed into a bright and inviting hallway that leads upstairs to the main accommodation. The spacious lounge is a relaxing and comfortable setting, easily accommodating two large sofas, a media wall, and freestanding furniture. A large front-facing window fills the room with natural light, and the laminate flooring adds a clean, modern touch.

The kitchen is well proportioned and designed for everyday convenience, featuring a freestanding four-point induction hob, space for a washing machine and tumble dryer, and grey style cabinetry with splashback tiling throughout. There's also room for a small dining set, creating a welcoming space for casual meals or morning coffee.

The family bathroom is a generously sized and extended three piece suite, fully tiled for easy maintenance and finished with chrome accents. It features a large standing shower, WC, and basin, all presented in excellent condition.



The principal bedroom is a spacious retreat, comfortably hosting a king size bed with bedside cabinets, a large wardrobe, and still leaving room to move freely. A large window allows plenty of natural light to pour in, creating a bright and peaceful atmosphere.

Bedroom two is currently divided with a non-load-bearing partition wall, offering two versatile spaces – one used as a home office and the other as a small bedroom. If preferred, the wall can be easily removed to create one large bedroom that could comfortably host a king-size bed, bedside cabinets, and additional storage. This flexibility allows the space to be tailored perfectly to your needs, whether for children, guests, or work-from-home use.

Externally, the home benefits from a private northwest-facing rear garden, ideal for enjoying afternoon sun. There's also a shared driveway providing space for two to three cars, with additional on-street parking available. The property includes a partially floored loft with a fitted light and ladder, offering additional storage space, and the boiler is conveniently located there as well.

The sale includes blinds, curtains, and light fittings, while furniture and white goods are negotiable, making this an excellent option for those looking to move in with ease.

Location wise, Jubilee Road sits in a prime central Whitburn position. You're within walking distance of local amenities including the Co-op, Scotmid, Iceland, Casa Amiga Café, and the popular Karma Indian Restaurant. Families will appreciate the close proximity to Whitburn Academy and nearby primary schools, while commuters benefit from excellent transport links via the M8, providing direct access to Edinburgh and Glasgow. Bathgate Train Station is only a short drive away, and nature lovers will enjoy nearby Polkemmet Country Park, perfect for dog walks and weekend strolls.

Combining character, flexibility, and a wonderful location, 60 Jubilee Road is a well-maintained home that's ready to welcome its next chapter.







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