



11 Bank Street, Whitburn

Offers Over £175,000



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Welcome to Bank Street, Whitburn, an impeccably modernised and beautifully presented home set within a well-established, family-friendly neighbourhood. Offering generous accommodation, stylish contemporary finishes, and exceptional outdoor space, this outstanding property is the perfect combination of elegance, practicality, and modern comfort.

Upon entering through the front door, you're greeted by a bright, inviting entrance hall featuring sleek modern grey flooring that flows seamlessly throughout the ground floor, creating an immediate sense of cohesion and quality. The hallway also includes a useful storage cupboard, perfect for keeping belongings neatly tucked away.

To the left at the front of the property, the impressive lounge exudes comfort and style. This bright, modern space benefits from elegant downlighters, enhancing the clean contemporary atmosphere. Its generous proportions mean it can comfortably accommodate a large sofa, additional seating, and freestanding furniture while still feeling open and airy, an ideal environment for both relaxation and entertaining.

The ground floor also hosts the stunning family bathroom, finished with luxurious white and grey marble-effect wetwall that provides a crisp, modern aesthetic and effortless maintenance. Complete with a bath and overhead shower, it offers the perfect combination of everyday practicality and spa-like appeal.

At the rear of the property the super-stylish kitchen forms the heart of the home. Thoughtfully designed and beautifully finished, it features sleek white high-gloss cabinetry, grey worktops, a modern vertical grey radiator, integrated oven and microwave, integrated hob, and a sleek white extractor fan. With an integrated washing machine, integrated dishwasher, and space for an American-style fridge freezer, this kitchen delivers both high functionality and striking contemporary design. Durable grey floor tiles complete the modern look.



Upstairs, a bright and airy landing leads to three exceptionally well-proportioned bedrooms, each finished in fresh, modern décor and filled with natural light. The upper hallway, along with the principal bedroom and Bedroom Two, is beautifully enhanced with modern downlighters, adding to the luxurious feel. The principal bedroom offers a truly impressive space, comfortably accommodating a king-size bed and freestanding furniture while still feeling open and elegant. Bedrooms Two and Three are both generous doubles, offering outstanding versatility, whether used as bedrooms, a home office, guest suite, or creative space, they provide an exceptional level of comfort and flexibility for modern lifestyles.

Externally, this home continues to shine. The front garden adds kerb appeal, while a large private driveway to the side provides parking for up to four cars, complete with an electric car charging point, a premium feature increasingly sought after by today's buyers. The driveway flows through to the generous rear garden, which is beautifully turfed, exceptionally well maintained, and offers an ideal outdoor retreat for families, pets, entertaining, or simply enjoying the sunshine. The garden is a true highlight of the property and offers impressive space seldom found in homes of this style.

With no factor fees and situated within a peaceful, established community, the property offers both practicality and peace of mind.

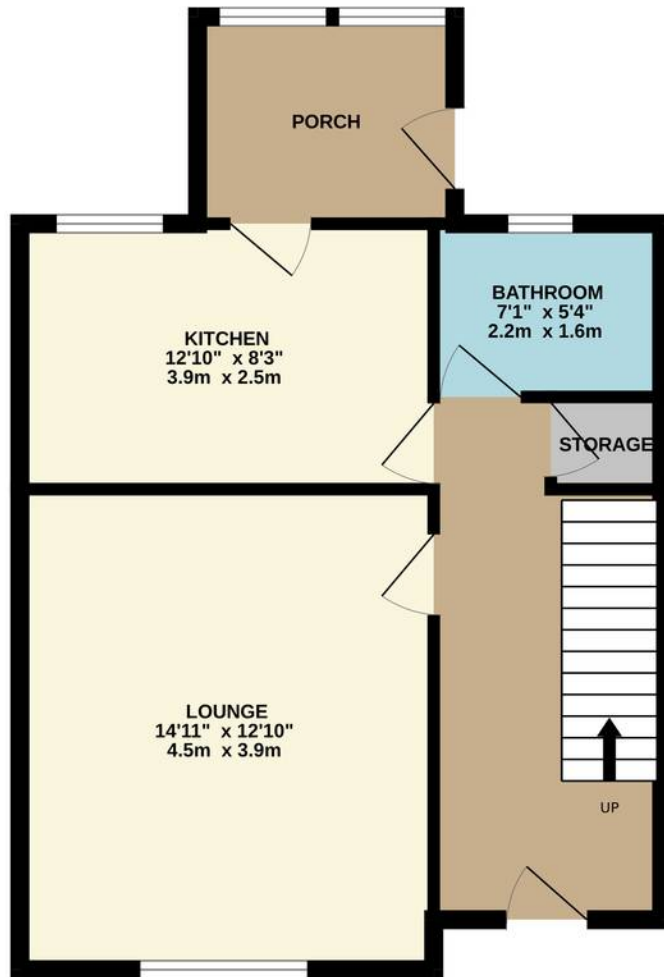
Location-wise, Bank Street sits just a short stroll from Whitburn High Street, placing everyday essentials within easy reach. Enjoy local favourites such as Casa Amiga Café, the Co-op, and Excite Gym, as well as excellent schooling options including Whitburn Academy. For outdoor lovers, Polkemmet Country Park is only a short drive away, offering woodland walks, green open spaces, and family activities. Commuters are exceptionally well served with quick access to the M8 motorway and nearby Armadale Train Station, providing direct links to both Edinburgh and Glasgow.

Stylish, spacious, and finished to an exceptional standard, this remarkable home offers an unbeatable combination of modern living, outstanding presentation, and a prime location. A truly must-see property for anyone seeking a standout home in Whitburn.

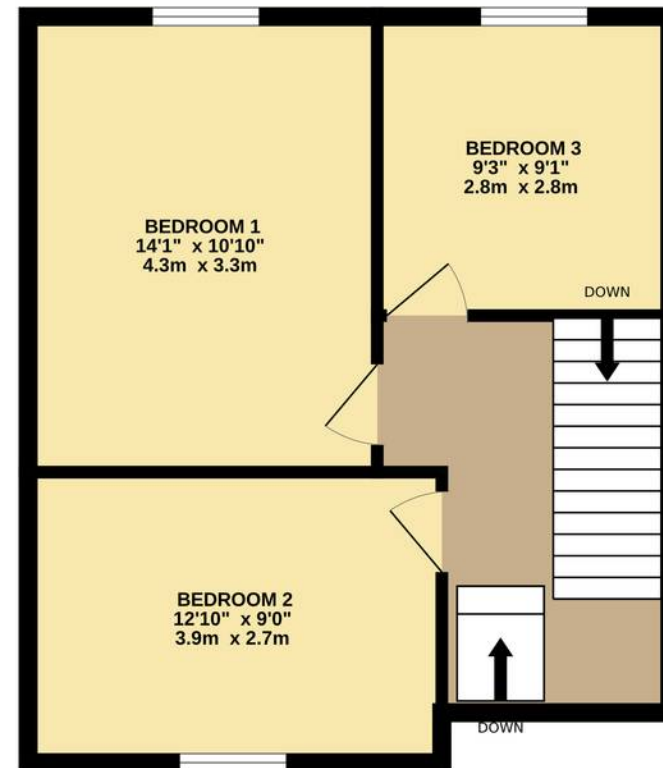




GROUND FLOOR



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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