



163 West Main Street, Whitburn

✦ Enhanced View of Property ✦ Offers Over £280,000

163 West Main Street

Whitburn

A rare and special opportunity to own an exceptionally beautiful character cottage in the heart of Whitburn. 'Hawthorn', dating back to 1910, is a home where timeless craftsmanship, thoughtful extension and years of careful stewardship come together in perfect harmony. From the moment you arrive, the elegant frontage, mature hedging and generous grounds signal a property of real distinction. Stepping through the front door feels like stepping into history. The entrance hall is immediately captivating, showcasing the original hand-laid mosaic tiled floor, a truly striking period feature that sets the tone for the character and charm found throughout the home. High ceilings and warm, welcoming décor invite you to explore further.

To the right, the lounge exudes instant comfort and sophistication. The impressive ceiling height enhances the sense of openness, while a large front-facing window bathes the room in natural light. At its heart sits a beautiful log-burning stove framed within a traditional fireplace, the perfect centrepiece for winter evenings. Plush carpeting underfoot adds warmth to the room's traditional proportions, creating a space that feels both elegant and inviting.

Across the hall, the first of the ground-floor bedrooms offers a peaceful and generously sized sanctuary. High ceilings continue the home's sense of scale, while a lovely front-facing window provides soft, natural illumination. This room is enhanced by stunning floor-to-ceiling real wood fitted wardrobes, crafted with traditional detail and offering exceptional storage.

Further along the hallway on the right lies the third bedroom, another well-proportioned double. Its gentle décor, warm flooring and original full-height wardrobes make it a wonderfully versatile space, whether used as a guest room, home office or stylish retreat for family members.

- Stunning 1910 Character Cottage Filled With Period Charm
- Two Elegant Reception Rooms Including Lounge With Log Burner
- Three Generous Bedrooms Including A Luxurious Principal Suite
- Beautiful Open-Plan Kitchen Diner With Separate Utility Room
- Private South-West Facing Rear Garden With Patio And Lawn
- Driveway For 2-3 Cars Leading To A Detached Garage



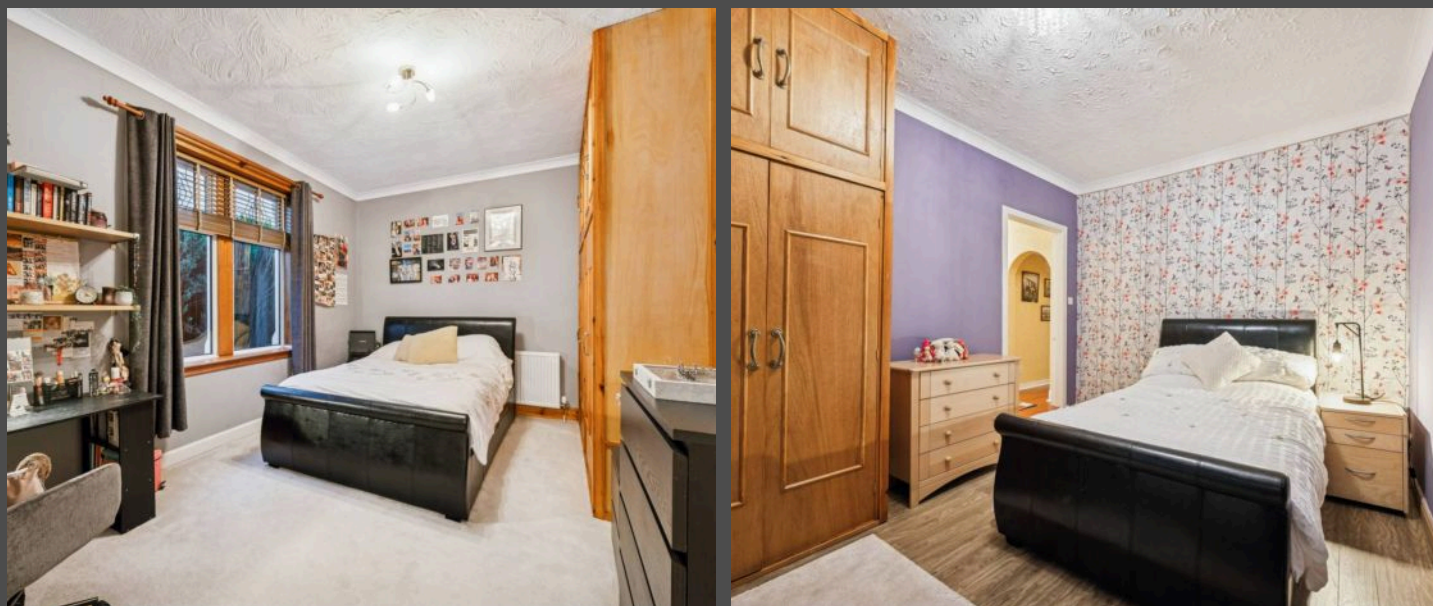
The family bathroom on the left is a true delight: spacious, luxurious, and designed for relaxation. A classic roll-top ceramic bath with claw feet takes centre stage, offering the perfect spot to unwind. A separate shower cubicle, vanity unit, WC, generous original wood detailing, and built-in storage complete this beautifully balanced four-piece suite.

At the end of the hallway, the home opens into a warm, versatile sitting room. Soft lighting, polished wooden flooring and a cosy layout create a welcoming atmosphere. To the left, a handy side entrance offers everyday practicality, accompanied by a cloakroom thoughtfully designed for coats, boots and shoes. The room's standout feature is the magnificent solid wooden staircase, a true architectural statement with beautifully crafted treads and iron balustrades that elevate the style of the space.

From the sitting room you step into the spectacular kitchen/diner, housed within the thoughtfully designed rear extension. This expansive, open-plan area offers a beautiful blend of warmth and contemporary comfort. Rich, polished wooden floors flow underfoot, complementing the extensive handcrafted cabinetry that frames the room. A range-style cooker sits proudly at the centre of the kitchen, bordered by vast worktop space ideal for cooking, socialising and hosting. A wide picture window frames the garden like a living artwork, while patio doors open directly onto the rear terrace, allowing for effortless indoor-outdoor living.

To the left, the utility room provides an invaluable extension to the kitchen, complete with a second sink and ample space for a freestanding washing machine and tumble dryer, keeping the main living areas beautifully serene.

The staircase leads to the wonderfully private principal bedroom suite, occupying the entire upper floor. This room is nothing short of impressive, light, airy and exceptionally spacious. The gentle angles of the ceiling create intimate corners while still allowing for generous movement throughout. Double-aspect windows frame views over the garden and surrounding greenery, filling the room with natural light from dawn to dusk. Fitted wardrobes offer discreet yet practical storage, enhancing the room's calm, uncluttered feel. Across the landing, the principal shower room features a modern corner shower, WC, vanity unit and skylights that wash the space in soft daylight.



Outside, the south-west facing garden is a private haven of greenery and sunshine. The paved patio area is perfectly positioned for morning coffees, relaxed summer dining or peaceful evenings surrounded by birdsong. Beyond, a lovingly maintained lawn stretches out, bordered by mature shrubs, shaped hedging and characterful trees that offer both privacy and charm throughout the year. A long, neatly block-paved driveway sits to the side, offering parking for multiple vehicles and leading to a detached garage. Location-wise, West Main Street sits just a short stroll from Whitburn High Street, placing everyday conveniences within easy reach. You'll find local favourites such as Casa Amiga Café, the Co-op, and Excite Gym nearby, along with excellent schooling options including Whitburn Academy. For outdoor enthusiasts, Polkemmet Country Park is only a short drive away, offering scenic walking trails and green open spaces. Commuters benefit from excellent transport links, with quick access to the M8 motorway and nearby Bathgate Train Station providing direct routes to both Edinburgh and Glasgow.

Hawthorn is a home of rare quality, rich in character, generous in space, and lovingly improved over time. Warm, welcoming and full of soul, it offers a lifestyle as beautiful as its interiors.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

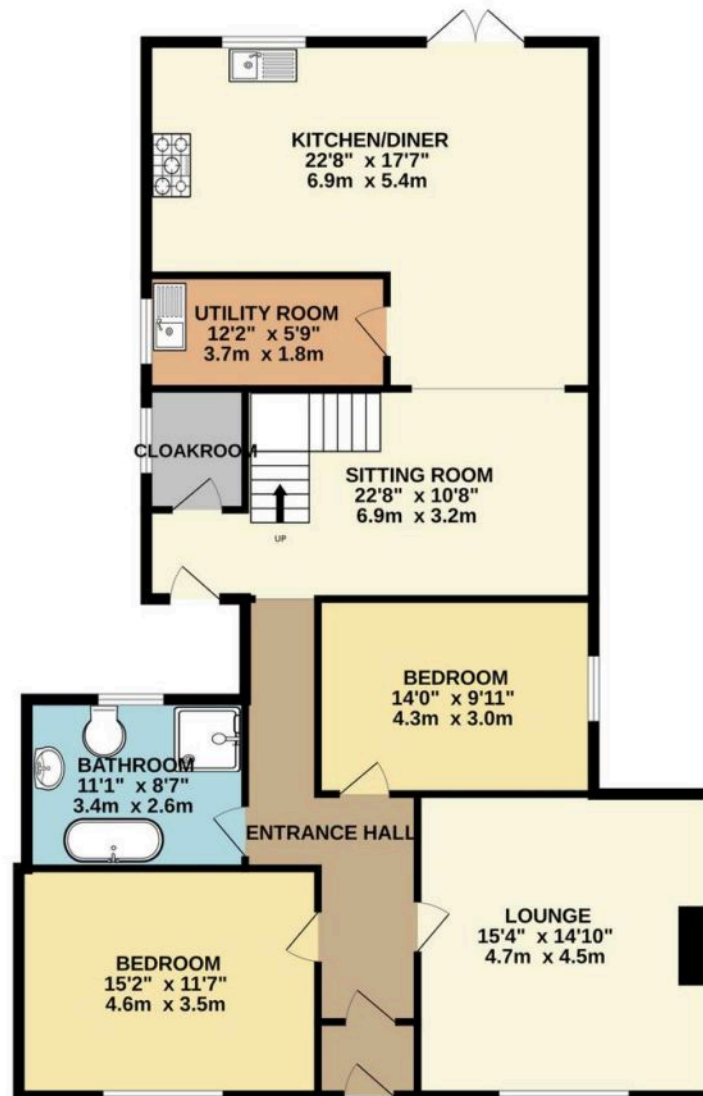
DRIVEWAY

2 Parking Spaces





GROUND FLOOR



1ST FLOOR





Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

