

8 Mains Place, East Whitburn

West Lothian





Collection

WELCOME TO
8 Mains Place, East Whitburn

8 Mains Place is an architecturally designed detached villa which occupies a fine and extensive plot, consisting of house which has been professionally extended to an exceptional standard and detached double garage, partially utilised as a premium indoor golf simulator. With five double bedrooms in total, the property is positioned in a private residential area, situated within one of East Whitburns most exclusive locations. Nesting in a small enclave of thirteen prestigious properties, made up of varied styles and conveniently placed for all amenities, the property has been meticulously upgraded by the current owners and is presented in true walk-in condition. Providing deceptively spacious rooms throughout, with 238m2 of internal floor space, early viewing is recommended to appreciate all that is on offer.



5 Bed | 4 Bath | 238m2

THE HOUSE

Internally, this beautiful home has been thoughtfully designed with the very latest techniques to maximise the incredible views of the garden grounds, and showcases the accommodation upstairs, comprising of an impressive galleried landing with family bathroom, four generously sized double bedrooms, all of which include fitted wardrobes, and two of which include en-suite. On the ground level, the property is entered through a spacious vestibule onto large reception hall with featured wooden balustrade staircase, family room/bedroom 5, lounge, home office, guest wc, utility room and the main entertainment space of kitchen living dining. Specification is to an uncompromising standard, and includes high quality kitchen, bathroom and en-suite fittings. Warmth is provided by gas central heating by way of gas fired boiler installed in 2022, hot water pressurised cylinder and high-quality double glazing. Using industry leading, energy efficient materials, this home offers the buyer a B rated energy efficient home whilst having an eye-catching design.



A modern living and dining area with large windows, a grey sofa, a dining table, and a media wall. The room features a high ceiling with a skylight and a chandelier. The living area includes a grey sofa with orange and patterned cushions, a white ottoman, and a large window overlooking a green lawn. The dining area has a dark wood table and brown leather chairs. A media wall with a TV and built-in shelves is visible in the background.

STRIKING IMPRESSIONS

The family area offers a feature electric fire with glass configured front and sides, whilst further presenting a media wall with TV insert. Plentiful space for associated lounging furniture, and access to the rear garden with space for alfresco dining.

THE HEART OF THE HOME





A CLOSER LOOK







HALLIDAY
H O M E S

Collection

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