





Gorgeous 4 Bedroom Detached Villa!

Niall McCabe & RE/MAX Property are thrilled to welcome to the market this imposing 4 bedroom detached villa, neatly located to the rear of this highly desired development a short walk from Whitburn town centre. Built by M&M Homes, this villa exudes class & panache. Enjoying a free flowing, yet flexible layout you have ample room for growth and years of love with your family. Accommodation comprises; impressive entrance hallway, sunny lounge, bespoke open-plan kitchen/diner, 4 double bedrooms, 3 modern bathrooms & professionally landscaped gardens and a Canadian Cedar wood built out-house. A real credit to the current owners.

Whitburn is a welcoming town situated in the heart of West Lothian, Scotland. Nestled between Glasgow and Edinburgh, it offers excellent transport links while retaining a strong sense of local identity. The town is known for its close-knit community, green spaces like Polkemmet Country Park, and a mix of traditional and modern housing. With a rich mining heritage and ongoing development, Whitburn strikes a balance between history and progress, making it a popular choice for families and commuters alike.

Freehold

Council tax band E

Factor Fee – N/A

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Lounge

15' 10" x 11' 11" (4.83m x 3.63m)

A stunning front-facing lounge boasting elegant feature wall panelling, striking walnut flooring, and impeccable finishes throughout. Generously proportioned, this space exudes style and sophistication.

Kitchen/Diner

27' 11" x 9' 6" (8.51m x 2.90m)

A beautifully remodelled, full-width kitchen/diner that's both elegant and sleek, featuring high-gloss cabinetry, integrated appliances, and an abundance of natural light from multiple rear-facing windows. Patio doors open seamlessly onto the garden, creating the perfect indoor-outdoor flow.

W.C

5' 11" x 3' 4" (1.80m x 1.01m)

Handily located off the entrance hallway, the downstairs is modern and sleek – it enjoys a lovely 2-piece suite that has been freshly installed, and the tiled flooring matches perfectly.

Bedroom 1

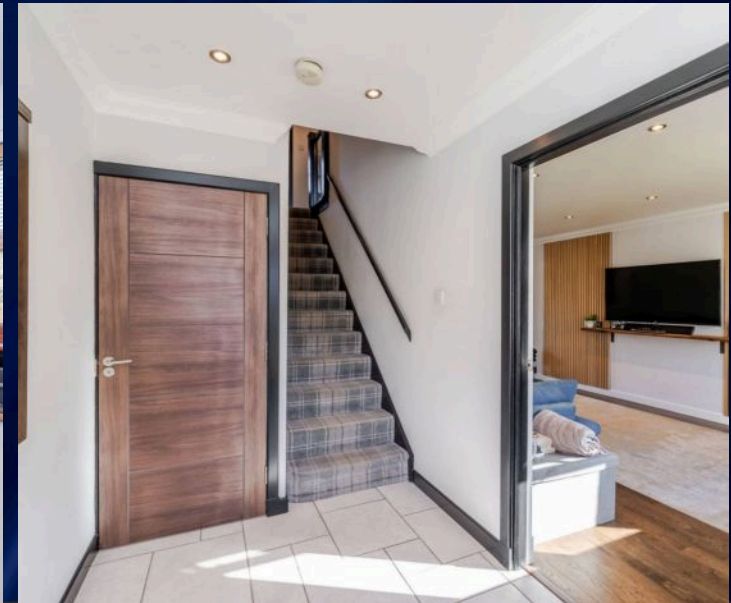
13' 3" x 11' 11" (4.04m x 3.63m)

A gorgeous primary suite with plush flooring, exquisite finishes, and stylish interiors—this is a true sanctuary. Enjoy a flexible layout and direct access to the sleek shower room.

En-Suite

6' 6" x 6' 2" (1.98m x 1.89m)

A modern 3-piece shower room featuring a large corner enclosure, sleek vanity with inset basin, and W.C. Beautifully tiled throughout—stylish, practical, and effortlessly polished.



Bedroom 2

12' 8" x 8' 10" (3.85m x 2.70m)

A spacious double bedroom, styled with class and elegance, featuring fitted storage and tasteful décor throughout.

Bedroom 3

10' 11" x 8' 10" (3.34m x 2.69m)

Another sizeable double room with fresh finishes, a rear-facing window, and generous floor space—bright, airy, and versatile.

Bedroom 4

9' 11" x 9' 4" (3.03m x 2.85m)

A good-sized double bedroom with modern tones and stylish flooring—versatile in use to suit any buyer's needs.

Family Bathroom

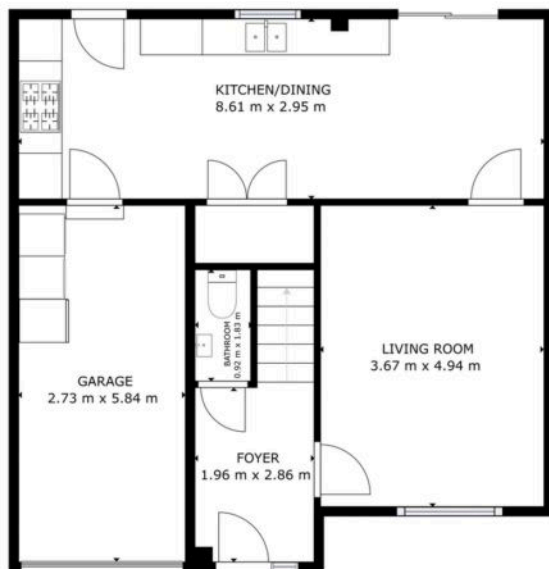
7' 9" x 5' 11" (2.36m x 1.80m)

A stunning designer family bathroom, refurbished to an exceptional standard with a luxurious bathtub, overhead power shower, chic shelving and statement lighting. Features a stylish wash basin, W.C, glazed window, and slick flooring palette.

Exterior

Externally, the property stands proudly on an amazing corner plot. To the front there is a mature lawn bound by planting, which allows access to a double driveway that leads you onto the integral single garage. Now, to the rear – this is a showstopper – it was professionally landscaped and enjoys several sun-drenched terraces, decked areas, and lovely lawn space – a gardener's dream. There is also the added benefit of having a custom Canadian Cedar outbuilding complete with power and lighting – the ideal multifunctional family entertainment space.



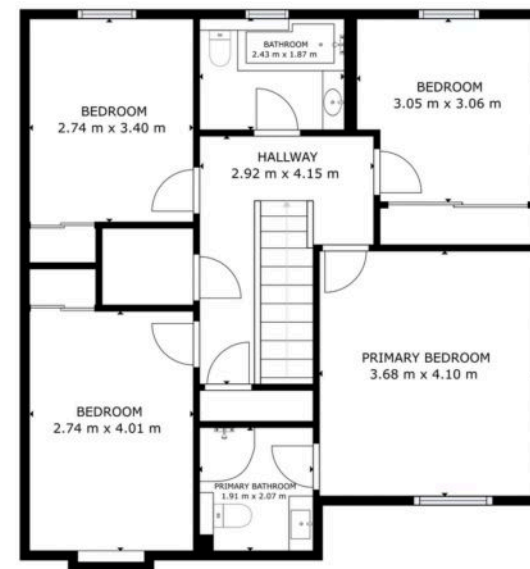


FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 55.99 m², FLOOR 2: 72.74 m²
EXCLUDED AREA, GARAGE: 15.99 m²
TOTAL: 128.73 m²

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 55.99 m², FLOOR 2: 72.74 m²
EXCLUDED AREA, GARAGE: 15.99 m²
TOTAL: 128.73 m²

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





RE/MAX Property

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