







Nestled in a sought-after residential area in Whitburn, this impeccably presented 1-bedroom flat is a true gem waiting to be discovered. Recently redecorated to the highest standards, this property effortlessly blends modern design with comfort, providing a move-in condition for its next fortunate owner.

Upon entering the property, you are greeted by a light-filled and generously proportioned living space that boasts a sense of tranquillity. The living area is perfect for both relaxation and entertainment, featuring a contemporary feel that is both inviting and practical. The seamless flow into the dining area creates a harmonious space for enjoying meals or hosting guests.

The kitchen is a chef's delight, equipped with sleek cabinetry, high-quality appliances, and ample countertop space for culinary creations. Whether preparing a quick breakfast or a gourmet dinner, this kitchen is sure to inspire your inner chef.

The bedroom is a peaceful retreat, offering a sanctuary for rest and relaxation. With ample natural light and a neutral colour palette, this room provides a serene atmosphere for unwinding after a long day. The modern bathroom completes this property, featuring a clean and minimalist design that exudes sophistication.

One of the standout features of this property is the private driveway to the front, providing parking space for up to 4 cars—a rare find in this area. With easy access links to Edinburgh, Livingston, and Glasgow, commuting is a breeze, making this property ideal for professionals or commuters. Additionally, the property benefits from close proximity to local amenities, including shops, restaurants, and leisure facilities, ensuring that daily necessities are within easy reach.

In conclusion, this 1-bedroom flat offers a harmonious blend of style, comfort, and convenience, making it an ideal home for those seeking a modern lifestyle in a prime location. Whether you are a first-time buyer, downsizer, or investor, this property presents a rare opportunity to own a home that is both elegant and practical. Arrange a viewing today to experience the charm and sophistication of this stunning property.





Factor Fee- Approx £380 a year for property maintenance.  
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Located in the heart of West Lothian, Whitburn is a well-connected town offering a great mix of community charm and convenience. Enjoy local gems like Polkemmet Country Park with its scenic walks and golf course, as well as a range of shops, schools, and cafes. Excellent transport links make commuting to Edinburgh, Glasgow, and surrounding areas easy.



### Reception

5' 6" x 5' 6" (1.68m x 1.68m)

Bright and welcoming hallway designed with a clean, modern aesthetic. Features practical cupboard storage, ideal for coats, shoes, and household essentials. The space offers a neat and functional first impression, setting the tone for the rest of the home.

### Living room

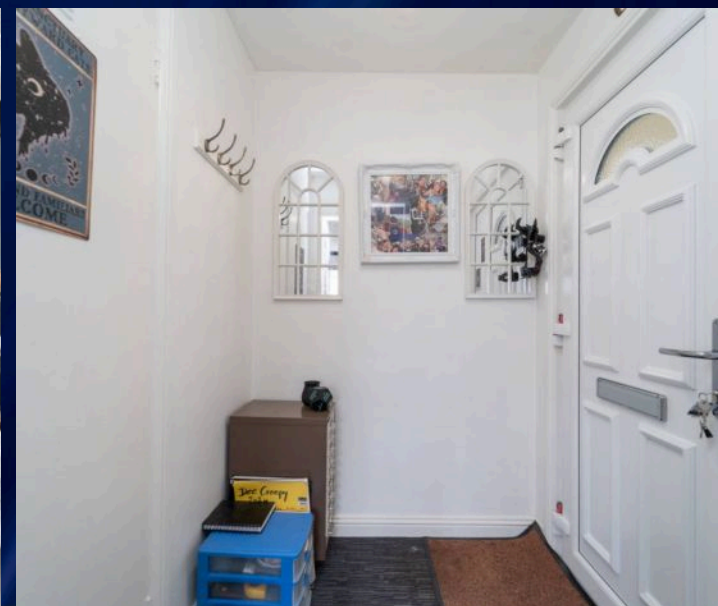
13' 0" x 11' 11" (3.97m x 3.64m)

Modern and stylish living room with sleek laminate flooring and contemporary décor throughout. Big window facing West makes this room bright and airy, the space features multiple power points and radiator for convenience and a modern light fixture that enhances the clean, minimalist design. Ideal for both relaxing and entertaining.

### Kitchen

11' 11" x 5' 6" (3.64m x 1.67m)

Stylish L-shaped kitchen featuring a sleek modern design with white gloss cabinet finish and contrasting black worktops. Includes an integrated cooker and oven for a clean, streamlined look. Multiple power points offer convenience, while a large rear-facing window fills the space with natural light and provides a clear view of the garden – combining practicality with contemporary elegance.





### Hallway

11' 11" x 2' 7" (3.62m x 0.80m)

Spacious, recently renovated hallway designed with a clean, modern aesthetic. Features practical cupboard storage, ideal for all household essentials.

### Bedroom

11' 11" x 8' 11" (3.62m x 2.72m)

Spacious double bedroom offering ample storage with two built-in double wardrobes. A large front-facing window fills the room with natural light, creating a bright and comfortable atmosphere. Ideal for restful living with plenty of space for additional furnishings. Finished with modern laminate flooring, multiple power points, and a radiator for year-round comfort.



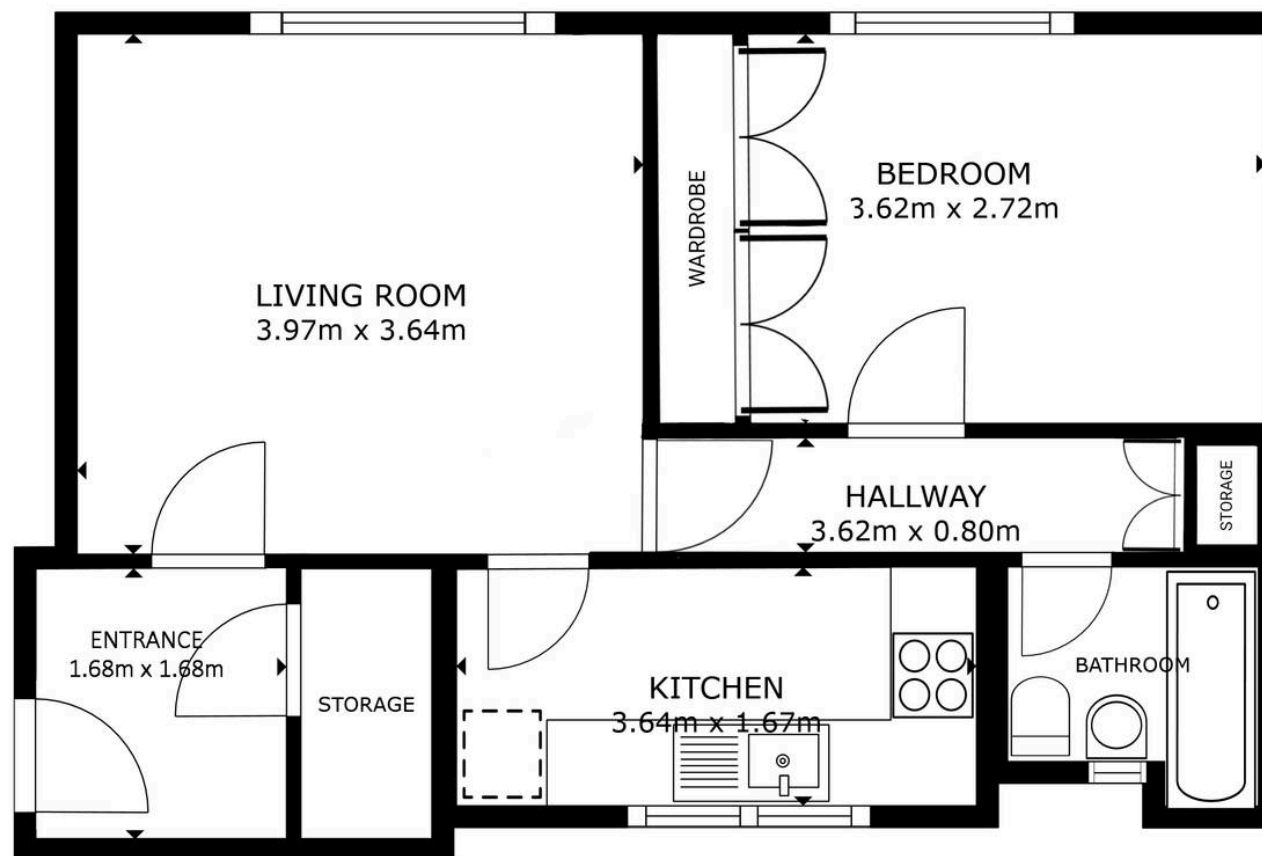
### Bathroom

Modern family bathroom presented in a neutral colour scheme, featuring a stylish three-piece suite and an over-bath shower for added convenience. The clean, contemporary design offers a fresh and functional space, perfect for everyday use.









FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 47.4 m<sup>2</sup>  
TOTAL : 47.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# RE/MAX Property

Remax Property, Remax House – EH54 6TS

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