



Whitburn | Kepscaith Crescent | Offers Over £174,000

A three-bedroom semi-detached property offering flexible living space, a family-friendly garden and excellent potential in a desirable location.



This semi-detached family home is set within a highly sought-after location and offers generous room sizes, a practical layout and excellent potential for buyers looking to place their own stamp on a property. With three bedrooms, spacious living accommodation and a driveway to the front providing parking for a couple of cars, this is a fantastic opportunity for any growing family.

The property is entered via an entrance vestibule, providing a handy area to step inside, remove shoes and coats, and settle into the home. From here, you are welcomed into the lounge, a bright and spacious room with neutral decor and a feature navy blue wall that adds character. The fire surround provides a focal point, and the open staircase leads to the upper floor. Double doors connect the lounge to the dining room, allowing the space to flow nicely for everyday living or when entertaining. The dining area enjoys direct access to the rear garden through patio doors and offers a natural lead into the kitchen.



The kitchen is well equipped with a good range of cream shaker-style base and wall units complemented by a wooden-effect worktop and matching splashback. Integrated appliances include an oven, gas hob, hood and microwave, and there is space for a free-standing fridge/freezer and washing machine - all white goods are included. A useful pantry/store cupboard provides additional storage, and the kitchen is finished with spotlights and a door offering further access to the rear garden.

Upstairs, the property offers three sizeable bedrooms. Two of the rooms benefit from fitted wardrobes, while the third includes a built-in storage cupboard. The family bathroom comprises a white three-piece suite with WC, wash hand basin and a bath with a shower over. Wet wall panelling, a panelled ceiling with spotlights and a tiled floor complete the space.

The fully enclosed rear garden is designed for easy enjoyment, making it child and pet friendly. It features a combination of artificial grass, a decked seating area and a chipped section, providing a variety of spaces to use and enjoy. The garden enjoys a pleasant sense of privacy, offering a comfortable space to relax outdoors.



The home further benefits from gas central heating with a new boiler installed in 2023, along with double glazing throughout.

Extras: Floor coverings, blinds, light fittings and white goods (no warranty)



Location: Whitburn is a picturesque village situated in the heart of West Lothian. Known for its welcoming community and scenic surroundings, Whitburn offers a blend of charm and modern conveniences making it a charming place to live.

Whitburn is strategically positioned along the M8 motorway, providing excellent connectivity to major cities such as Edinburgh and Glasgow. This prime location ensures that residents can enjoy the tranquillity of village life while having easy access to urban amenities. The nearby towns of Bathgate and Livingston offer additional shopping, dining, and entertainment options.

The village boasts a tight-knit community with a friendly atmosphere. Local amenities include a variety of shops, cafes, restaurants, and essential services, ensuring that daily needs are easily met. For families, there are well-regarded primary and secondary schools in the vicinity, contributing to the areas appeal for those with children.



Whitburn is surrounded by beautiful countryside, providing ample opportunities for outdoor activities. The nearby Polkemmet Country Park is a popular destination, featuring scenic walking trails, a golf course, and a children's play area. Residents can also enjoy leisurely strolls or bike rides along the many paths that weave through the lush landscape.

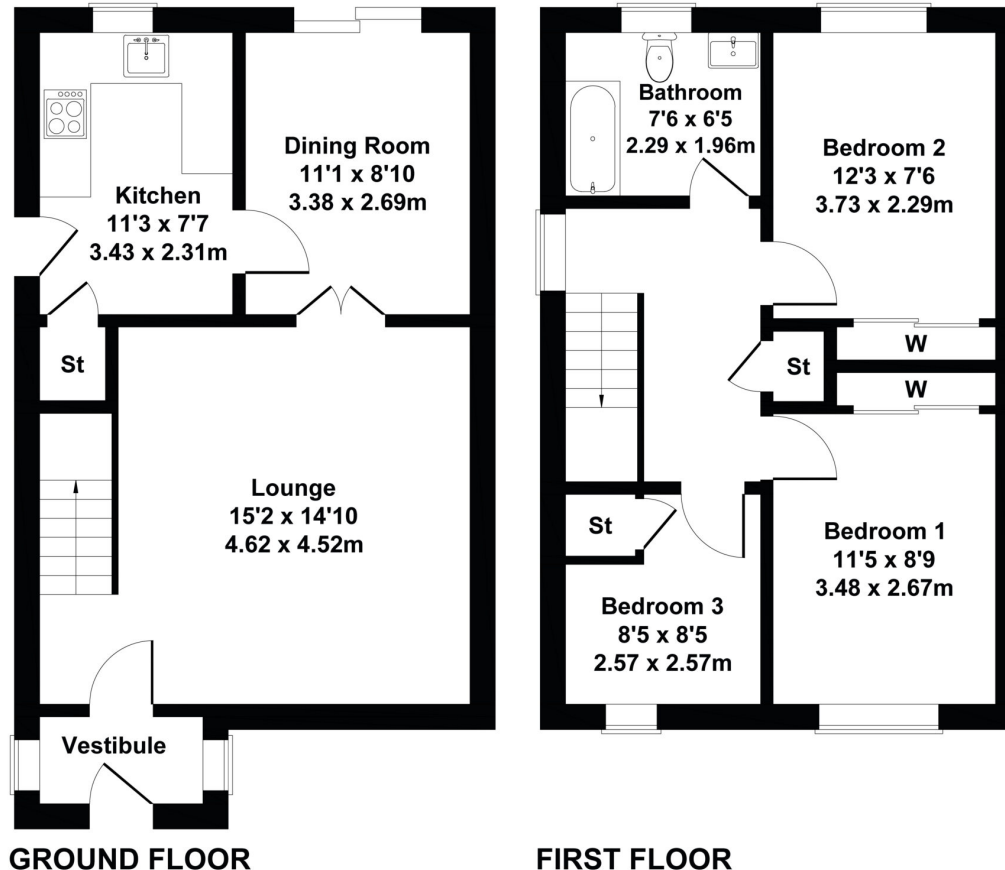
Public transport services are well-established, with regular bus routes connecting Whitburn to neighbouring towns and cities. The nearby Bathgate and Armadale train stations offer additional convenience for commuters, making it easy to travel for work or leisure.

Whether you are looking to raise a family, commute to nearby cities, or simply enjoy a peaceful lifestyle, Whitburn provides an ideal setting.



37 Kepscaith Crescent, Whitburn

Approximate Gross Internal Area
919 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2025
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All Enquiries

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