



10 Dixon Court, Whitburn

Offers Over £340,000



10 Dixon Court

Whitburn, Bathgate

Detached four-bedroom home in Whitburn, walk-in condition, with generous living space, driveway, garage, and family-friendly accommodation throughout..

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

23' 4" x 6' 4" (7.12m x 1.94m)

A welcoming entrance hallway featuring a half-glazed wooden front door, carpeted flooring, a central ceiling light, and a radiator. Practical under-stairs storage adds convenience. The hallway provides access to the lounge, dining room, kitchen/diner, bedroom three, and a cloakroom WC.

Lounge

17' 9" x 12' 6" (5.42m x 3.82m)

A fantastic, generously proportioned lounge offering ample space for a range of free-standing furniture. This lovely, light-filled room benefits from both a front-facing and side window, allowing natural light to flood in throughout the day. Finished with carpeted flooring, a radiator, and an attractive central feature light, this is a beautifully spacious room that provides an ideal setting for relaxing or entertaining.

Kitchen/Diner

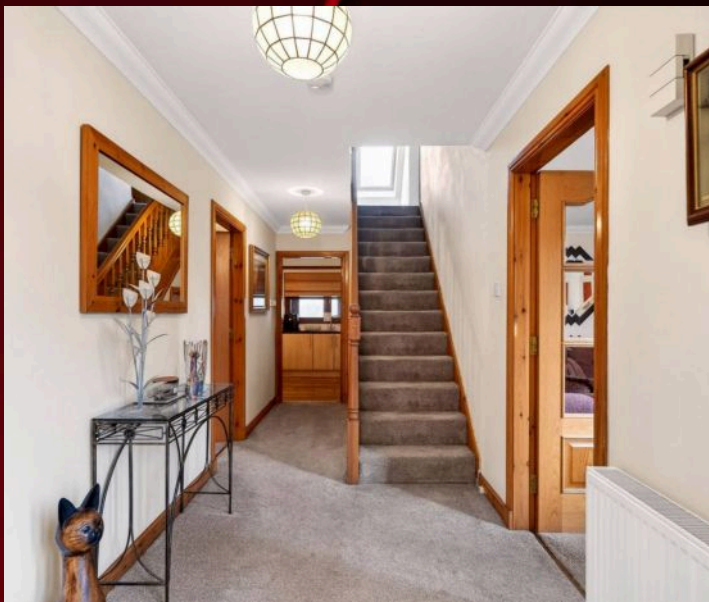
23' 4" x 9' 10" (7.12m x 2.99m)

A fantastic, well-equipped kitchen/diner offering excellent space for a large dining table and chairs. The room is bright and airy, with a rear-facing window and patio doors providing access to the garden. Finished with wood-effect laminate flooring, a radiator, spotlights, and a feature light to the dining area. The kitchen benefits from a gas hob with extractor, integrated fridge/freezer, double oven with grill, and a stainless-steel sink with mixer tap, complemented by splashback tiling, generous worktop space, and ample storage throughout.

Cloakroom Wc

5' 7" x 5' 5" (1.69m x 1.66m)

A handy ground floor WC featuring an opaque front-facing window allowing natural light, a radiator, splashback tiling, central ceiling light, and a low-level WC with wash hand basin.





Bedroom Three

11' 11" x 9' 10" (3.62m x 2.99m)

Bedroom Three is a spacious ground floor room featuring a side-facing window that provides plenty of natural light. The room benefits from triple fitted wardrobes, carpeted flooring, a radiator, and a central ceiling light, with ample space for additional free-standing furniture.

Dining Room

14' 4" x 9' 9" (4.36m x 2.98m)

A great-sized dining room featuring a front-facing window that allows plenty of natural light. The room offers ample space for a dining table and chairs as well as additional free-standing furniture, and is finished with carpeted flooring, a radiator, and attractive feature lighting.

Utility Room

9' 8" x 5' 9" (2.95m x 1.76m)

A handy utility/laundry room featuring a half-glazed wooden door providing access to the rear garden, along with a side-facing window allowing plenty of natural light. The room is finished with tiled flooring, a radiator, and a central ceiling light, and benefits from storage units, a stainless-steel sink with mixer tap, and a washing machine which is gifted by the current owners.

Stairs & Landing

A spacious, well-lit landing benefiting from a Velux window that allows an abundance of natural light. The landing provides access to all four bedrooms and the family bathroom, and is finished with carpeted flooring and two large built-in storage cupboards.





Primary Bedroom

15' 9" x 12' 4" (4.79m x 3.76m)

An executive principal bedroom featuring a front-facing window providing natural light. The room is finished with carpeted flooring, a radiator, and a central ceiling light, and benefits from two large fitted wardrobes along with direct access to a private en-suite shower room.

En Suite

9' 4" x 6' 8" (2.84m x 2.04m)

An en-suite bathroom featuring a walk-in shower cubicle with mains shower, WC, and a sink with mixer tap. The room is finished with splashback wall tiles, a radiator, and a central ceiling light, creating a practical and stylish space.

Bedroom Two

12' 1" x 12' 10" (3.69m x 3.90m)

A good-sized double bedroom featuring a front-facing window allowing plenty of natural light. The room offers excellent space for free-standing furniture and benefits from carpeted flooring, a radiator, a central ceiling light fitting, and a large built-in storage cupboard.

Bedroom Four

9' 7" x 9' 2" (2.91m x 2.80m)

A good-sized bedroom with a side-facing window providing natural light and carpeted flooring. Fitted with a central ceiling light, this room is currently used as an office but would easily function as a bedroom, offering versatility to suit your needs.



Bathroom

9' 11" x 9' 1" (3.02m x 2.77m)

A lovely four-piece bathroom comprising a bath with mixer tap, a walk-in shower cubicle with glass pivot doors, WC, and a sink with mixer tap. The room is finished with tiled flooring and splashback wall tiles, a radiator, recessed spotlights, and a side-facing opaque window that allows natural light while maintaining privacy.



FRONT GARDEN

The front garden is low-maintenance, mainly laid to chippings, creating an attractive, tidy appearance and excellent kerb appeal.

REAR GARDEN

A spacious rear garden featuring low-maintenance artificial grass, two patio areas, and paving all the way around. Fully enclosed with a side gate, it also includes a large covered pergola—perfect for entertaining. A shed, gifted by the current owners, adds extra practicality.

GARAGE

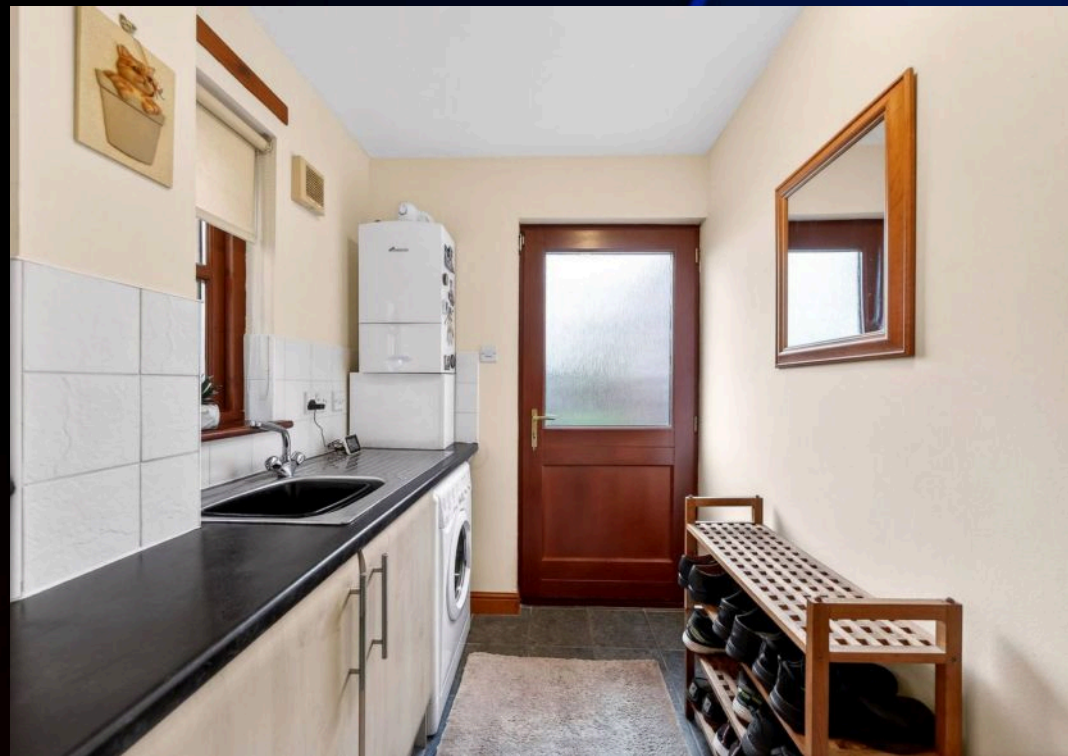
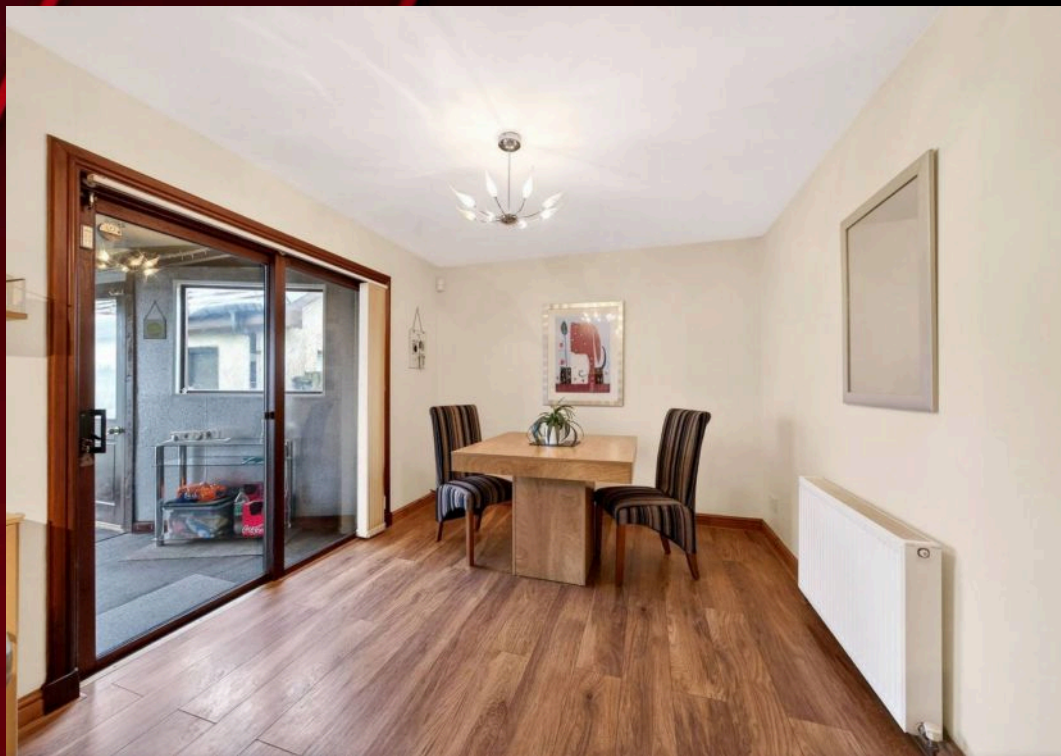
Single Garage

A detached garage featuring an electric door, power supply, and internal shelving, providing practical and versatile storage or workspace.

DRIVEWAY

3 Parking Spaces

A good-sized driveway to the front and side of the property, half paved with some monoblock and stone chippings, providing ample space to park several vehicles.



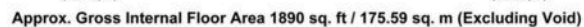


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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive 2002/91/EC



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