

1 MAINS FARM PLACE, EAST WHITBURN

Turpie
&Co

Combine luxury & practical family living



SATNAV EH47 8FG

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This superb executive home, effortlessly combines luxurious touches with design for practical family living.



Located in a small exclusive development almost exactly half way between Edinburgh and Glasgow, it is in the very heart of central Scotland. Proximity to the M8 motorway, which links the two cities, makes it a perfect home from which to enjoy all that the cities have to offer.

Finished to a high quality throughout, this 5-bedroom home benefits from the peace and privacy of a semi-rural setting whilst being within easy reach of recreational facilities not only of the cities but of the immediate area too.

Standing in the centre of its corner plot and surrounded by garden and driveway, there is plenty of space both internally and externally. This is a home that works hard and plays hard.

EPC Rating – Band C



Key features:

- 5 double bedrooms, 2 with dressing room and en-suite
- 3 public rooms
- Flexible layout ideally suited to modern family life
- [internet speed?]
- Large secure private garden with decking
- Semi-rural location
- Monoblocked area with ample parking
- Integrated double garage
- Excellent commuter links
- Close to all local amenities



Contemporary living

From the sheltered exterior porch, the front door opens to a spacious welcoming vestibule with warm-toned floor tiles, and through to the large reception hall. This stunning central area of the home opens up to the first floor via a broad carpeted stairway, and also gives access to the main public spaces. The flooring is a practical and stylish engineered hardwood.

Double doors lead to the open plan kitchen and family room, where the morning sun fills the kitchen from the east-facing window. With its modern sleek light-coloured units, integrated appliances and granite worktops, the kitchen is everything you'd expect from a home designed for comfort and convenience. A discreet laundry area adjacent to the kitchen houses the washing and drying machines.

The light floods through the open plan space into the adjacent family room. This is ideal for family breakfasts and lazy weekend mornings – the current owners have furnished it with sofas and TV. The aspect is the countryside, and French doors give access from this room to the deck outside, further extending the casual living and dining space in the summer months.



A light, welcoming space

Beautifully illuminated throughout with natural light from morning to evening, the light is enhanced and complemented by an elegant palette of neutral, warm tones for the décor. Most of the public rooms have windows on two aspects, bringing the outdoors in and making the most of the open view.

Light, welcoming and friendly, all rooms are generously sized, and ample built-in storage options make it easy to keep all the accoutrements of family life – sports gear, seasonal items, or simply the everyday tide of accessories – organised and out of sight, even with a full busy household.



As the day progresses, the light moves to the softly carpeted living room, where the generous proportions make a range of furniture configurations possible. A wood-burning stove is the focal point of this room, the natural flame adding instant homely warmth and making it a wonderful place for cosy evenings.

A carpeted formal dining room adjacent to the kitchen, a convenient downstairs toilet and access to the garage complete the downstairs facilities.



Comfort and privacy

A carpeted broad staircase leads to the first floor, where a balcony-style landing overlooking the reception hall carries the light, open appeal of the home upstairs too. A perfect spot for a feature chandelier, this area gives access to the five bedrooms, two with en-suite, and the main bathroom.



The king-sized master bedroom is stunning with French doors opening onto a balcony and a peaceful uninterrupted view over the countryside. The room comprises a large en-suite with a rainfall showerhead, and a walk-in wardrobe.

There is a further king-sized bedroom, also with stylish en-suite and walk-in wardrobe, and three further double bedrooms, one of which is currently being used as a music and games room.

Access to the loft space offers further storage.



A garden of possibilities

A gravel drive leads from the decorative gates to a monoblocked area in front of the garage where there is parking for several vehicles. Wooden fencing, and a character stone wall along the public road side, make the garden a safe, secure area for pets and children. With lawn, paved areas and decking, it has been laid out for practicality and convenience, and is ready for family life. The flat plot and plenty of space offers potential to develop the exterior further to suit the lifestyle of its new owners.

Location & Amenities

- Close proximity to the M8 motorway gives easy access to Edinburgh (22 miles) and Glasgow (27 miles)
- Rail connections from Armadale (3.1 miles), Breich (3.6 miles) and Bathgate (4.2 miles)
- National and international flights from Edinburgh Airport – just 16 miles away
- Catchment schools are Whitdale Primary School and St. Josephs RC Primary School feeding into Whitburn Academy and St. Kentigerns Academy
- The nearby town of Livingston offers excellent shopping opportunities with several retail parks and a Designer Outlet
- Polkemmet Country Park in Whitburn encompasses woodland and riverside walks and other leisure pursuits



Key information

Home Report valuation	£650,000
Internal floor area	319m ²
School Catchment	Whitdale Primary School and St. Josephs RC Primary School feeding into Whitburn Academy and St. Kentigerns Academy
Council Tax band	G
Train Station	Armadale

Extras

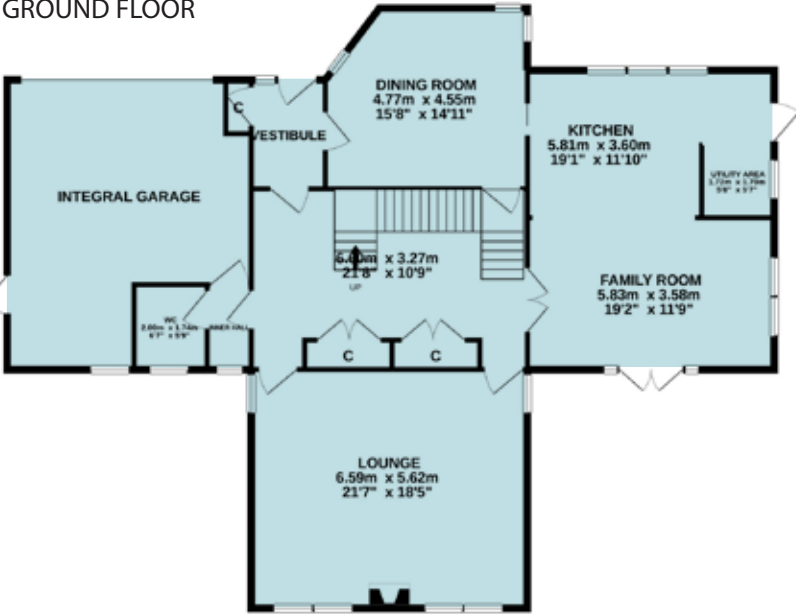
All floor coverings and blinds. Integrated oven/hob and dishwasher, washing machine, fridge freezer and garden hut.

Dimensions

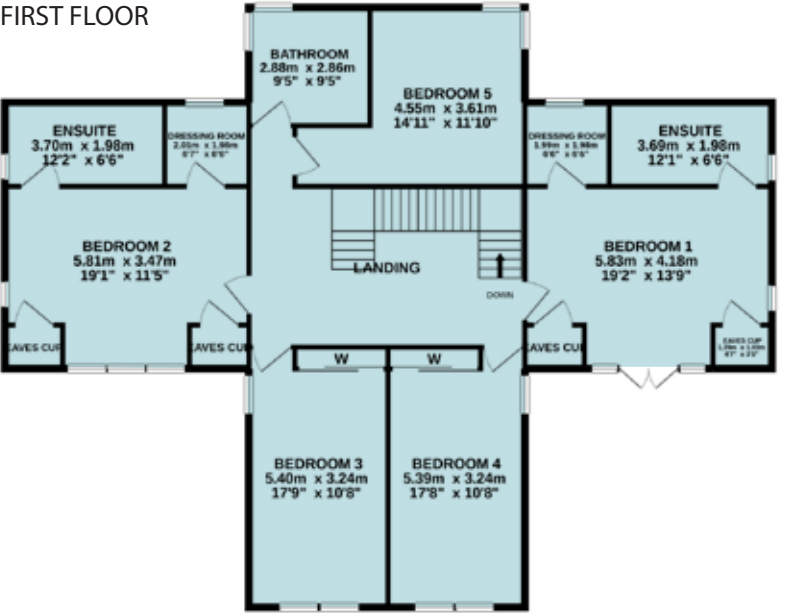
Ground Floor		First Floor	
Reception Hall	6.60m x 3.27m	Bedroom	1 5.83m x 4.18m
Lounge	6.59m x 5.62m	Ensuite	3.69m x 1.98m
Family Room	5.83m x 3.59m	Dressing Room	1.99m x 1.98m
Kitchen	5.81m x 3.60m	Bedroom	2 5.81m x 3.47m
Utility Area	1.72m x 1.71m	Ensuite	3.70m x 1.98m
Dining Room	4.77m x 4.55m	Dressing Room	2.01m x 1.98m
WC	2.00m x 1.74m	Bedroom	3 5.40m x 3.24m
		Bedroom	4 5.39m x 3.24m
		Bedroom	5 4.55m x 3.61m
		Bathroom	2.88m x 2.86m

Floor plans

GROUND FLOOR



FIRST FLOOR



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Visit www.turpies.com or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.