



8 Hamilton Way, East Whitburn

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Offers Over £700,000



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Set within one of West Lothian's most prestigious addresses, this exceptional residence on **Hamilton Way** is a home of rare distinction. Elegant, timeless and tastefully designed to offer the very best of modern family living. Extending to almost an incredible **2,900 sq. ft.** and significantly enhanced by a carefully considered two-storey extension over the years, the property effortlessly blends scale, luxury and a sense of warmth that makes it as welcoming as it is impressive.

The welcoming hallway sets the tone for what lies ahead: space, light and flow in abundance. To the front, a bright bay-windowed room is currently styled as an additional reception room - a more intimate, cosy retreat from the main living areas, but with the versatility to serve as a sixth bedroom, guest suite, or home office. Another room on the ground floor, presently utilised as a home office/study, is equally flexible, comfortably accommodating a double bed if desired. Adding to the practicality of this level, the utility room - which houses the boiler, laundry appliances and valuable storage, is finished with luxurious tiled flooring.

At the very heart of the home lies its most remarkable feature: the **open-plan kitchen, living and dining space** - a showpiece of modern family living and entertaining. across more than thirty feet, this vast and beautifully designed space is where life happens. Picture hosting the entire family at Christmas, the children running around while dinner is prepared; or the kind of lively gathering where friends mingle effortlessly, laughter filling the room as everyone naturally comes together in one seamless space.

Bi-folding doors run the full width of this room, opening out into the rear garden - transforming the space into an exquisite indoor-outdoor haven. Imagine summer BBQs that flow from kitchen to lawn, or simply enjoying a quiet morning coffee with the woodland backdrop offering a sense of calm that's good for both mind and soul. This is a room designed for living, for connection, and for creating memories.

Backing onto Blaeberry Woodland, the garden enjoys a peaceful green backdrop that brings a sense of privacy, calm and connection to nature - perfect for those with pets, a love of the outdoors, or simply an appreciation of tranquillity.



The kitchen itself is both a statement and a delight for those who love to cook or host. Rarely found but wonderfully practical, it features a full fridge and full freezer, alongside twin ovens, a dual micro/oven and a warming drawer. Generous worktop space and storage, combined with tasteful finishes, make this not just a working kitchen but an elegant centrepiece of the home.

A separate dining room sits adjacent, while the front-facing lounge offers an additional reception room, these rooms both offer a more formal entertaining space to host and entertain.

Throughout most of the ground floor, underfloor heating ensures year-round comfort and adds to the seamless elegance of the interiors, while the main living areas have been laid with timeless engineered oak flooring, enhancing the sense of warmth and sophistication. Completing this level is the substantial integral double garage, created as part of the extension, offering secure parking and excellent additional storage.

Upstairs, the sense of luxury continues. The principal suite is nothing short of magnificent - stretching over thirty-two feet and designed as a true sanctuary. It boasts a generous walk-in dressing room and a beautifully finished en-suite bathroom, recently upgraded in 2024 to an exceptional standard of style and sophistication.

Bedroom two also enjoys the privilege of its own en-suite shower room, adding further convenience and luxury. Bedrooms three, four and five on the upper level are all well appointed and impressively spacious, offering the perfect balance of family accommodation and flexibility, with bedroom three further enhanced by the addition of fitted wardrobes.

The family bathroom completes the upper level with timeless elegance. A beautifully maintained four-piece suite, it boasts both a bath and separate shower and has been finished in a style that is effortlessly classic.





Externally, the gardens are a true statement of elegance: substantial in size, tastefully landscaped and designed to provide both privacy and beauty. To the front, an impressive driveway offers a distinguished welcome and provides ample space to comfortably accommodate five to six cars. To the rear, an expansive lawn, defined patio space and ambient outdoor lighting create the perfect setting for families, entertaining, or simply enjoying the peaceful woodland backdrop that makes this home feel like a true retreat.

Hamilton Way is regarded as one of the most desirable addresses in East Whitburn, home to a residents' association and a welcoming mix of families and couples. Here, exclusivity, privacy and community sit in perfect harmony, all while enjoying excellent local amenities and transport links.

Cherished by the current owners since 2012 and thoughtfully upgraded throughout - including modernised bathrooms, heating systems, underfloor heating and the creation of a showstopping extension - this is a property that combines timeless design, tasteful elegance and luxurious living in a way that few homes can. A truly special residence, and one not to be missed.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





- Set Within an Exclusive Development of Exquisite Self-Build Residences
- Spanning Approximately 2,895 sq. ft. of Refined Living Space
- Exceptional Principal Suite with En-Suite and Walk-in Wardrobe
- Showstopping Open-Plan Kitchen, Living and Dining Space
- Expansive Bi-folding Doors Spanning the Full Kitchen/Dining Area
- Underfloor Heating Across the Main Living Areas
- Extensive Integral Double Garage
- A Wealth of Scenic Green Spaces Nearby - including Polkemmet Country Park & Blaeberry Woodland
- Six Beautifully Appointed Bedrooms

**Front Garden**

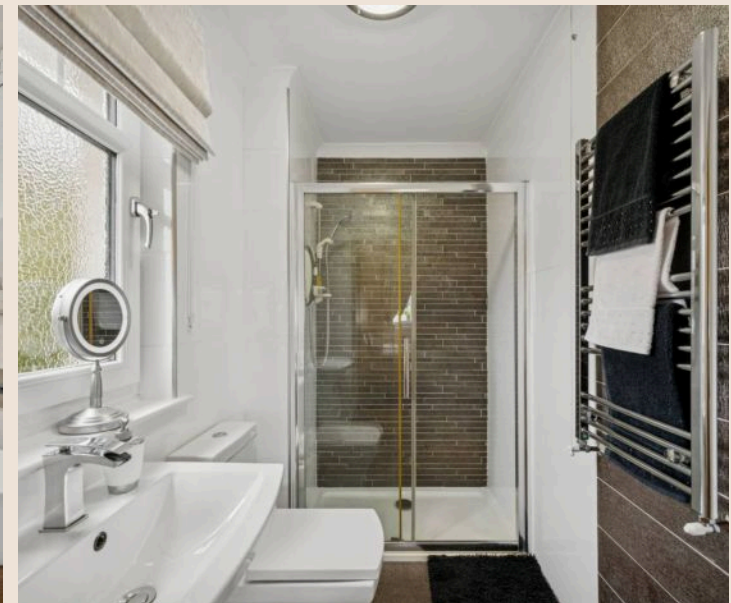
**Rear Garden**

**DOUBLE GARAGE**

2 Parking Spaces

**DRIVEWAY**

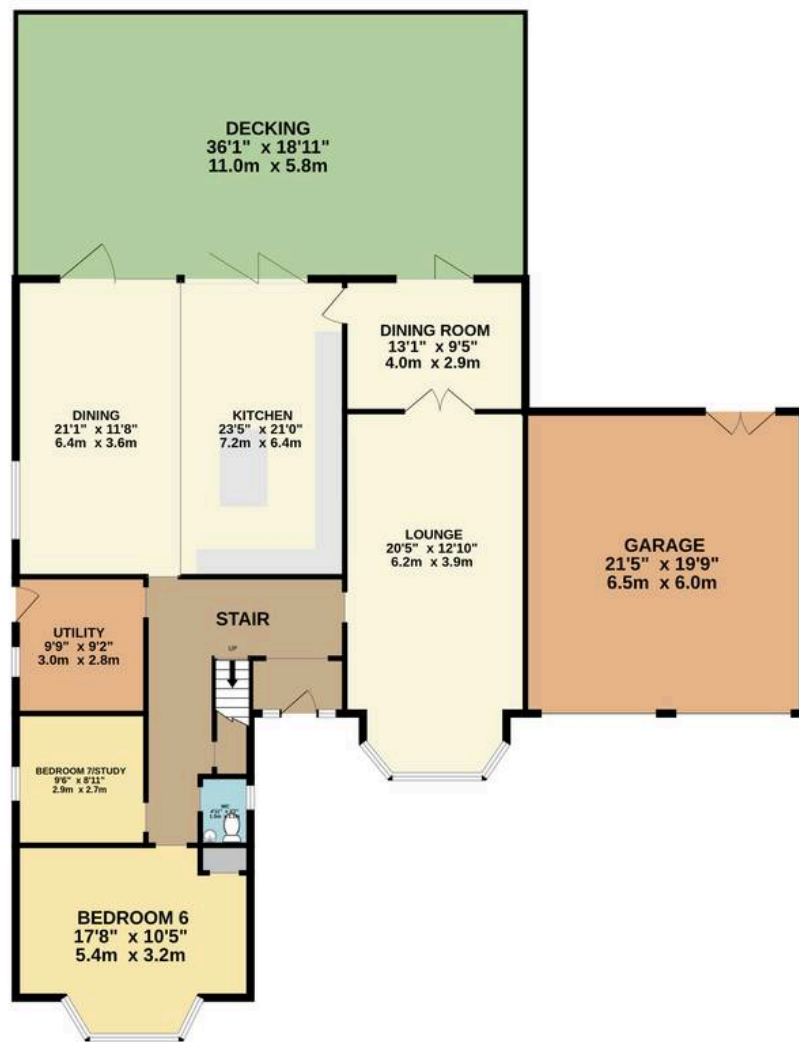
6 Parking Spaces







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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