

13 HAMILTON WAY, EAST WHITBURN



An elegant and spacious family home  
in a quiet central-Scotland location



SATNAV  
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**Helping you to locate the finest property**



At Turpie & Co, we have always believed that selling fine homes requires a special approach – one that is centred on understanding people and property. It's about helping you to find the right

property for your lifestyle, giving you the information you need to gain an impression of what it's really like to live in a particular house and in a particular location.

**Welcome to Hamilton Way - An elegant and spacious family home in one of Central Scotland's best-connected locations**

A home where comfort comes first, No.13 is a substantial executive home taking its place in a small development of beautiful modern homes almost exactly halfway between Glasgow and Edinburgh.

With three large public rooms, and a wonderful terrace outdoors, there is space for every occasion. Sharing good times with family and friends; zones that allow teens their own space; for a quiet space when the house is full; or working from home, this property offers everything you need to work, rest and play in comfort, convenience and in its own unique style.



**Key features:**

- Spacious modern home finished to a very high specification
- Quiet, exclusive development in semi-rural location
- Four bedrooms, three with en-suite bath/shower rooms
- Three public rooms including a sun-room
- Landscaped rear garden which is fully fenced, with paved patio, flat lawn and mature plantings
- Driveway with off-road space for several vehicles, and attached double garage
- Excellent commuter links to the cities via road and rail
- Close to all local amenities

# An elegant and spacious family home in a quiet central-Scotland location



13 Hamilton Way is a rare offering combining all of the most sought-after ingredients for a perfect family home. Located in a quiet, family-friendly neighbourhood, its spacious rooms are beautifully finished to a high specification, filled with natural light and garden views. With a flow and layout that effortlessly support daily life, it was meticulously designed by the sellers who have lived here and loved it for 24 years.



The kitchen, main bathroom, flooring and several other elements have been replaced and updated in recent years, making for a thoroughly

modern home that maintains an impeccable elegance whilst working hard to support a busy lifestyle within the friendly community here.

East Whitburn is a quiet town located half way between Edinburgh and Glasgow. A motorway junction nearby means that both cities are within easy commuting reach, whilst Edinburgh Airport is just 16 miles away. The town itself offer all local conveniences, as well as a beautiful environment on the doorstep with woodland walks in Blaeberry Woodland immediately adjacent to Hamilton Way. Polkemmet Country Park is close by and the rail connection at nearby Armadale is a main line route.



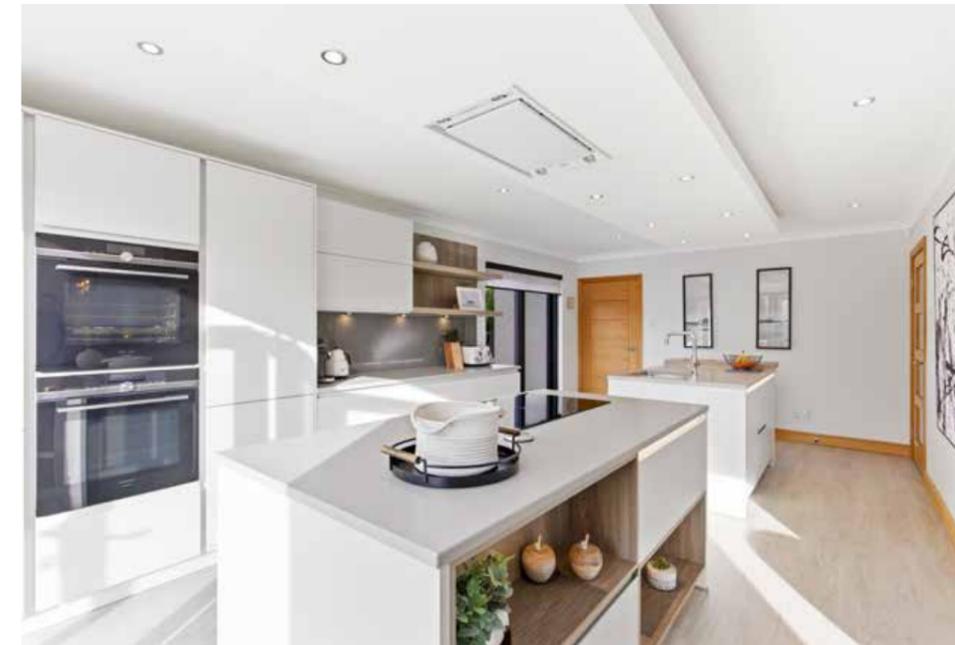
# A balance of light, space and flow

Arriving at 13 Hamilton Way, you are met with an attractive property whose understated elegance derives from the quartz-rendered finish and a distinctive pentagonal tower, offering architectural interest that sits harmoniously with the overall design.



A tiled front entrance porch opens to the reception hallway, from which a new Neville Johnson staircase leads up to the first floor. Solid wood floorboards underfoot, along with oak doors and architraves, offer a warm welcome and an

introduction to the quality of finishes throughout the home. The public rooms at the front of the house are accessed from here – on one side, the main living room, and on the other side a formal sitting room with pentagonal bay. Both of these rooms lead to the large kitchen and family dining room, a truly stunning space which occupies the rear of the home facing the garden, and is the heart of the home.



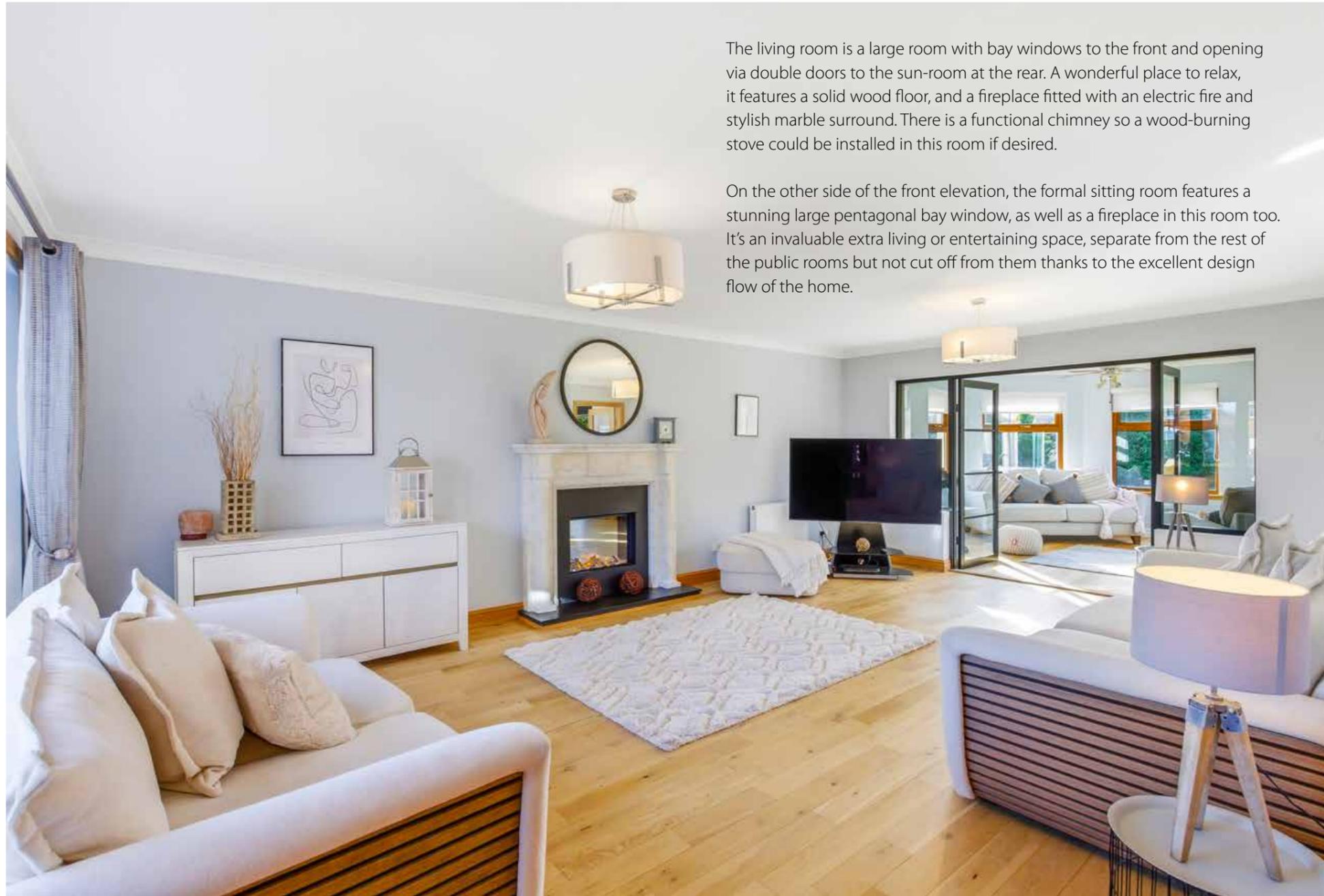
The kitchen by Ekco Kitchens, with its modern, clean lines and matt off-white units and complementary light tones feel relaxing, whilst the standout design feature is the twin islands. These offer not only generous storage and worktop space but maintain an easy flow around the large space. A suite of integrated Siemens appliances include a wine fridge, full height fridge and freezer, double oven and microwave. For all it looks stunning, this is clearly not just a show kitchen – it has been designed to make it effortless to cater for a busy family and social life and is the natural focal point for the home.

The whole space is filled with natural light by day from three sets of bi-fold and patio doors which give access to a paved patio outside. The clean lines of the interior design throw the garden into full relief from every angle in the room, bringing the outdoors in. At dusk, it is cosy and atmospheric thanks to mood lighting and the warm flicker of a wall-mounted electric fire.



The living room is a large room with bay windows to the front and opening via double doors to the sun-room at the rear. A wonderful place to relax, it features a solid wood floor, and a fireplace fitted with an electric fire and stylish marble surround. There is a functional chimney so a wood-burning stove could be installed in this room if desired.

On the other side of the front elevation, the formal sitting room features a stunning large pentagonal bay window, as well as a fireplace in this room too. It's an invaluable extra living or entertaining space, separate from the rest of the public rooms but not cut off from them thanks to the excellent design flow of the home.



#### Auxillary spaces



Characterised by ample glazing throughout, along with sophisticated décor choices, the whole home feels light and open. There are plenty of storage areas, including very useful walk-in cupboards in the entrance hall, while a utility room off the kitchen keeps laundry appliances out of sight. A downstairs WC completes the ground floor accommodation, while the boarded loft space with lighting provides even more storage space.



# Cosy comfort

The solid wood Neville Johnson staircase, with clear balustrades in keeping with the light theme of the home, ascends to a softy carpeted landing around which four beautifully-presented bedrooms are arranged.



The master bedroom is at the front of the house and is an appropriately generous size, occupying too the architectural space created by the tower. This pentagonal bay window area gives the room the space and feeling

of opulence that it deserves. There are built-in wardrobes along one wall, incorporating mirrored doors. The fully-tiled en-suite bathroom features a corner bath, and is accessed via a dressing area with built-in dressing table.

Two further double bedrooms both benefit from en-suite shower rooms and built-in wardrobes. The fourth bedroom overlooks the rear garden and offers flexibility as a study or other workspace.

The family bathroom is a luxurious, statement room, recently refitted by Porcelanosa. Fully tiled, it includes a stylish free standing slipper bath, a large walk-in shower with rain showerhead, and underfloor heating.



# Beautifully landscaped exterior

The beautifully landscaped rear garden is fully fenced, offering a private haven for outdoors living and a safe space for children and pets to play. The flat lawn area is easy to maintain, and ideal for children's play equipment. The attractive paved patio adjacent to the house is ideal for BBQs and al fresco dining. Facing west, the garden gets the sun from noon until sunset, and is perfect for spending long summer evenings outdoors.

East Whitburn is a quiet and trouble-free neighbourhood, but for peace of mind there is an active alarm system and outdoors security lighting all round.



### Location and Amenities

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- Close proximity to the M8 gives easy access to Edinburgh (22 miles) and Glasgow (27 miles)
- Rail connections from Armadale (2.9 miles), Breich (4.2 miles) and Bathgate (4.1 miles)
- National and international flights from Edinburgh Airport – just 16 miles away
- Excellent retail opportunities in the nearby town of Livingston with Designer Outlet and many other shopping and dining facilities
- Polkemmet Country Park in Whitburn offers woodland and riverside walks and other leisure pursuits



## Key information

Home Report valuation: **£690k**  
 Internal floor area: **248m<sup>2</sup>**  
 Plot size: **c.3 acres**  
 Council Tax Band: **Band G**  
 EPC Rating: **Band C**  
 School catchment: **Whitdale PS, St Joseph's PS /Whitburn Academy, St. Kentigern's Academy**  
 Train Station: **Armadale, Bathgate**

### Extras

All light fittings, fixed floor coverings, dishwasher, fridge, freezer, 2 ovens, induction hob and wine cooler.



## Floor plans



### Dimensions

#### Ground Floor

Lounge	6.55 x 4.61m
Kitchen/Dining Room	7.48 x 6.62m
Sitting Room	4.40 x 7.17m
Sun Room	4.40 x 3.84m
WC	2.01 x 1.09m
Garage	6.00 x 5.50m

#### First Floor

Bedroom 1	6.14 x 5.71m
Ensuite	2.75 x 1.60m
Bedroom 2	4.21 x 3.00m
Ensuite	1.79 x 2.15m
Bedroom 3	4.21 x 3.60m
Ensuite	1.32 x 1.71m
Bedroom 4	4.17 x 3.26m
Bathroom	3.50 x 3.35m



\*all measurements are approximate only and taken from widest point.





## 13 HAMILTON WAY, EAST WHITBURN

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