



9 Torbane Drive, East Whitburn

Offers Over £160,000



9 Torbane Drive

East Whitburn

Welcome to Torbane Drive, a much loved three bedroom family home that has remained within the same family for an incredible 35 years. A home filled with years of family memories, it offers generous room proportions, excellent storage, an exceptionally spacious garden and a private driveway providing convenient off street parking, alongside the added benefit of a new boiler. This is a property that has been enjoyed through generations and is now ready for its next family to make it their own.

From the outside, one of the first things you notice is the sheer amount of space surrounding the property. Occupying a substantial plot, the generous garden extends around the side and rear, giving the home a sense of space that is becoming increasingly difficult to find. With expansive lawned areas alongside paved and monoblock sections, there is fantastic scope to create an outdoor setting perfectly suited to family life.

Stepping through the front door, you are welcomed into the entrance hallway, where the layout immediately feels practical and well considered. The staircase rises to the upper level, while useful built-in storage provides valuable space for coats, shoes and everyday essentials.

The lounge is an impressive room with generous proportions and a large front-facing window allowing natural light to pour in. A traditional fireplace provides a focal point and adds character to the room, while the size allows plenty of freedom when arranging furniture. Currently ready for a new choice of flooring, it provides the perfect blank canvas for its next owners to introduce their own style and create a beautiful family living space.



To the rear, the kitchen is bright, spacious and well equipped, fitted with contemporary high gloss cabinetry complemented by wood effect worktops. There is an excellent amount of storage and preparation space alongside a combination of integrated and freestanding appliances, making this a practical room for everyday family life. Direct access leads from the kitchen into the rear garden, creating an easy connection between the home and its outdoor space.

Completing the ground floor is the contemporary shower room. Finished with modern wall panelling and flooring, it features a generous walk-in shower enclosure, WC, wash hand basin and heated towel rail, creating a fresh and stylish addition to the accommodation.

Heading upstairs, three well proportioned bedrooms provide comfortable and flexible accommodation for a growing family.

The principal bedroom is an excellent sized double, with a large window drawing plenty of natural light into the room. Its generous proportions allow ample space for freestanding wardrobes, bedside furniture and additional storage without compromising on floor space.

Bedroom two, is another generous bedroom with plenty of flexibility to create a comfortable double or children's room.

Bedroom three, is also a well proportioned bedroom and benefits from built in storage, making excellent use of the available space. Equally suited as a child's bedroom, guest room or home office, it adds further versatility to the first floor accommodation.



Outside, the garden is undoubtedly one of the standout features of this home. The extensive lawn provides an incredible amount of space for children to play, pets to enjoy and family and friends to gather, while the paved and monoblock areas offer the foundations for outdoor seating, dining and entertaining. There is also plenty of opportunity for keen gardeners to transform the space further and create something truly special.

Having been cherished by the same family for 35 years, this is a property with a genuine sense of home about it. Combining generous accommodation, an exceptional amount of outdoor space and the reassurance of a new boiler, Torbane Drive offers its next owners an exciting opportunity to put their own stamp on the property and create a family home to enjoy for many more years to come.



East Whitburn is a popular West Lothian village offering a welcoming community feel while remaining exceptionally well placed for everyday amenities and commuting across the central belt.

The village itself provides a range of local amenities for day to day needs, while the nearby towns of Whitburn and Bathgate offer a much wider selection of shops, supermarkets, cafés, restaurants and leisure facilities. For even greater choice, Livingston is within easy reach and is home to The Centre and Livingston Designer Outlet, providing an extensive mix of high-street shopping, dining and entertainment.

Families are well catered for, with schooling available within the surrounding area and a choice of parks and open spaces nearby. The wider West Lothian countryside also provides plenty of opportunities to get outdoors, making East Whitburn a great option for those who enjoy having a little more space around them without feeling disconnected from larger towns.

One of East Whitburn's biggest advantages is its excellent position for commuters. The village offers convenient access to the M8 motorway, providing straightforward travel towards both Edinburgh and Glasgow, while nearby railway stations at Armadale and Bathgate provide further connections across the central belt.

Combining a strong sense of community with excellent transport links and easy access to the amenities of Whitburn, Bathgate and Livingston, East Whitburn is a fantastic location for families, first time buyers and commuters alike.

Home Report Value- £165,000

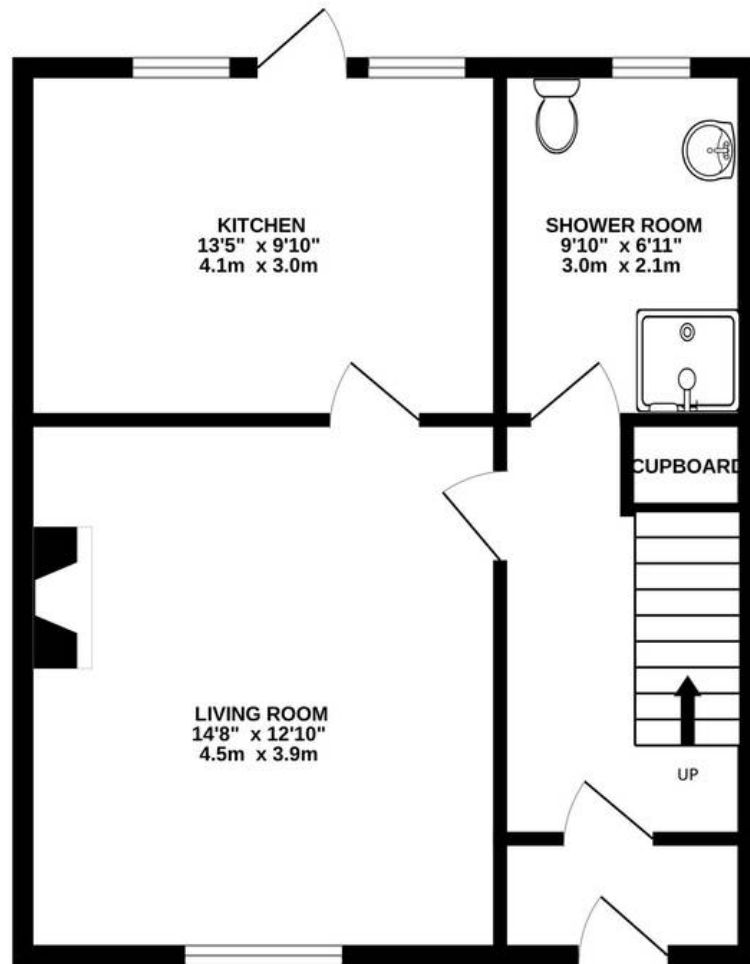
EPC - C

Council Tax Band - B

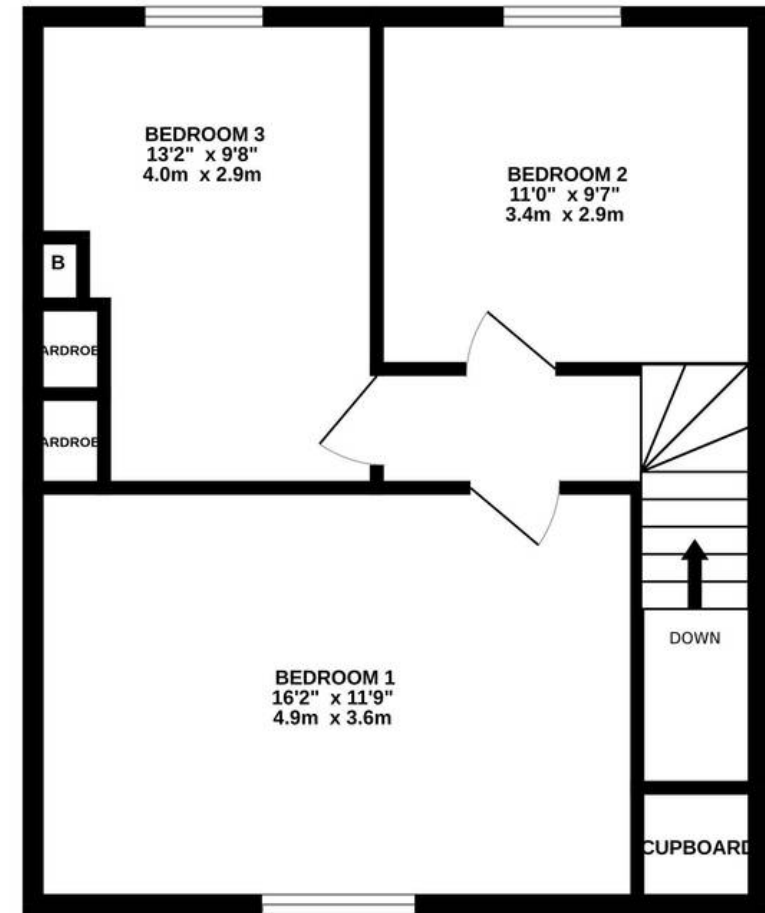
Square Ft- 1012/ 94m²



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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