



REMAX
Property

13 Bridgeside Avenue, Whitburn
Offers Over £115,000



Presenting an exceptional opportunity to secure a spacious three-bedroom semi-detached maisonette in the heart of Scotland's Central Belt, this well-presented property offers an ideal blend of comfort, versatility, and value. Perfectly positioned for commuters, the home enjoys swift access to M8 Junctions 4 and 4A as well as nearby rail links, ensuring seamless travel to both Edinburgh and Glasgow.

The property lies within a vibrant, family-friendly community, benefiting from comprehensive schooling options from primary level through to Whitburn Academy, along with a host of strong local amenities and a welcoming town atmosphere.

Residents are spoilt for choice when it comes to leisure activities, with immediate access to 168 acres of woodland walks, golf, and family-friendly pursuits at Polkemmet Country Park, as well as local fitness and recreation facilities at Xcite Whitburn (all conveniently close at hand).

Early viewing is highly recommended to appreciate the scope, adaptability, and lifestyle advantages of this attractive Central Belt home.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



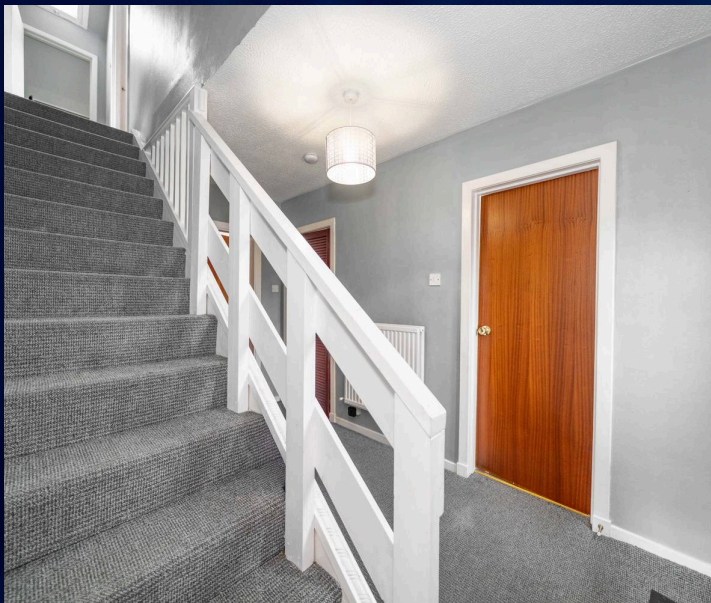
Hall

12' 0" x 7' 7" (3.65m x 2.30m)

Welcoming you from the front door, this space features neutral walls, grey carpeting, and a central light fixture. Designed with practical living in mind, it offers an open balustrade, versatile under-stair space, and a large cloakroom cupboard for convenient storage.

Under Eaves Storage

Off the main entrance hall is a large under-eaves storage room with a width of around 4 metres. Given the maisonette style of the property this provides a significant additional storage space for the owner.



Living room

12' 9" x 14' 0" (3.89m x 4.26m)

Bright and inviting, this comfortable room features a southerly window with views overlooking a public path and nearby play area. Finished with cosy grey carpeting, neutral wall coverings, and a central light fixture, the space is completed by two radiators for optimal warmth.

Kitchen

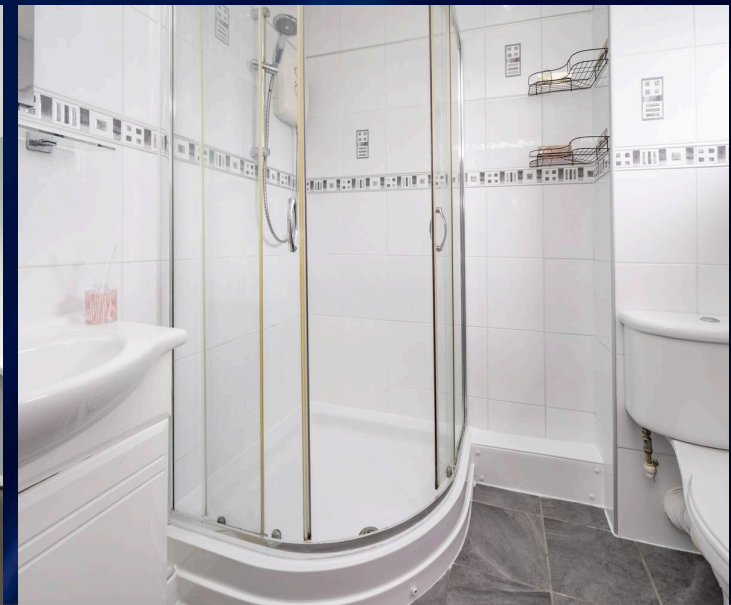
9' 10" x 13' 9" (3.00m x 4.20m)

Flooded with natural light from dual easterly and southerly windows, this stylish room combines dark wood laminate flooring with cool grey walls and twin pendant lighting. The modern kitchen features crisp white units, matching countertops, and a vibrant tiled splashback, fully fitted with an electric hob, oven, and under-counter washing machine.

Shower room

6' 7" x 5' 8" (2.01m x 1.73m)

Sleek and contemporary, this fully tiled space features stylish grey floor tiles paired with classic white wall tiles. Brightened by recessed ceiling spotlights, the room is equipped with a corner shower cubicle, WC, sink, and a modern heated towel radiator for added comfort.





Master Bedroom

14' 10" x 10' 6" (4.52m x 3.21m)

Framed by scenic northerly views over the Bathgate Hills, this comfortable room features brown carpeting, neutral styling, and a central light fixture. A generous fitted wardrobe cupboard provides ample storage.

Bedroom 2

10' 0" x 11' 5" (3.05m x 3.47m)

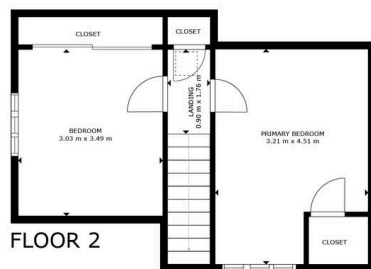
Capturing bright morning light with an easterly view, this bedroom features cool grey walls paired with blue carpeting and a central light fixture. A stylish mirrored, fitted double wardrobe provides generous storage and enhances the feel of light and space.



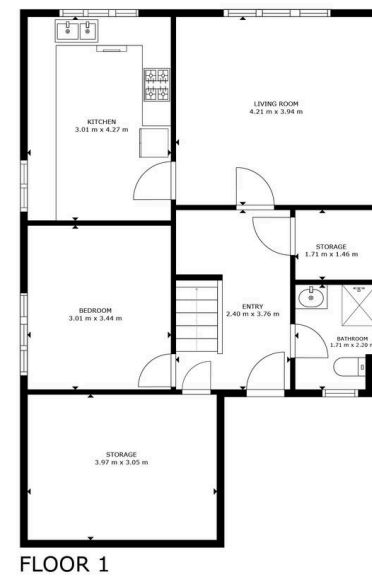
Bedroom 3

11' 4" x 10' 1" (3.46m x 3.07m)

Located on the lower level, enjoying pleasant morning sunshine with an easterly view, this well-proportioned bedroom/ study room combines soft grey carpeting with crisp neutral walls. A central light fixture illuminates the space.



GROSS INTERNAL AREA
FLOOR 1: 69 m², FLOOR 2: 32 m²
TOTAL: 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.