

Turpie
&Co



Reveston Cottage, Whitburn, EH47 9AN

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Reveston Cottage, Whitburn



Reveston Cottage is an impressive four-bedroom home offering spacious and versatile accommodation extending to approximately 1,960 sq ft, complemented by generous outdoor space.

The welcoming entrance hallway leads to a well-proportioned ground-floor double bedroom and shower room, offering excellent flexibility for guests or those seeking one-level living.

At the heart of the home is the fitted kitchen, which flows into the adjoining dining room and through to the outstanding main living room. Measuring approximately 17'5" x 18'4", the impressive living space is flooded with natural light and provides a wonderful setting for both everyday family life and entertaining.

Upstairs are three further generous bedrooms, including the spacious principal bedroom with two built-in closets and an en-suite shower room. A family bathroom and additional storage complete the first-floor accommodation.

Externally, the property enjoys substantial grounds, providing an excellent sense of space and privacy alongside generous off-street parking.

What's special about this house

- Impressive four-bedroom cottage offering approximately 1,960 sq ft of spacious and versatile accommodation.
- Generously proportioned living room, flooded with natural light and providing an excellent space for relaxing and entertaining.
- Fitted kitchen flowing into the adjoining dining room, creating a sociable layout ideal for family life.
- Ground-floor double bedroom and shower room, perfect for guests, multi-generational living or those seeking flexible accommodation.
- Spacious principal bedroom with two built-in closets and a private en-suite shower room.
- Two further generous bedrooms upstairs, alongside a well-appointed family bathroom.
- Excellent built-in storage thoughtfully positioned throughout the home.
- Substantial garden grounds offering an excellent sense of space and privacy.
- Generous off-street parking with plenty of room for multiple vehicles.
- A distinctive and flexible family home, combining generous internal proportions with extensive outdoor space.

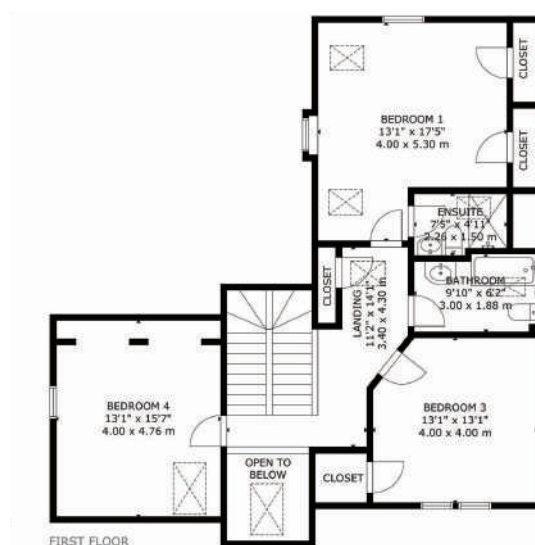


Location and Amenities

- Close proximity to the M8 motorway gives easy access to Edinburgh & Glasgow.
- Rail connections from Armadale and Bathgate.
- National and international flights from Edinburgh Airport - just 16 miles away.
- The nearby town of Livingston offers excellent shopping opportunities with several retail parks and Designer Outlet.
- Polkemmet Country Park encompasses woodland and riverside walks and other leisure pursuits.

"A spacious and versatile four-bedroom cottage, combining generous living accommodation with substantial garden grounds and a wonderful sense of space and privacy."

Home Report valuation	£420,000
Internal floor area	182m2
School catchment	Croftmalloch Primary School Whitburn Academy
Council tax band	Band E
EPC Rating	Band C
Train station	Armadale



Dimensions

Ground Floor

Living Room	5.30 x 5.60m
Dining Room	3.22 x 3.26m
Kitchen	5.30 x 2.56m
Bedroom 2	4.00 x 5.30m
Shower Room	1.93 x 2.80m

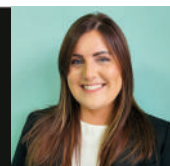
First Floor

Bedroom 1	4.00 x 5.30m
En-suite	2.26 x 1.50m
Bedroom 3	4.00 x 4.00m
Bedroom 4	4.00 x 4.76m
Bathroom	3.00 x 1.88m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Lucy Forbes
Property Manager

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.