



88 East Main Street, Whitburn

Offers Over £215,000



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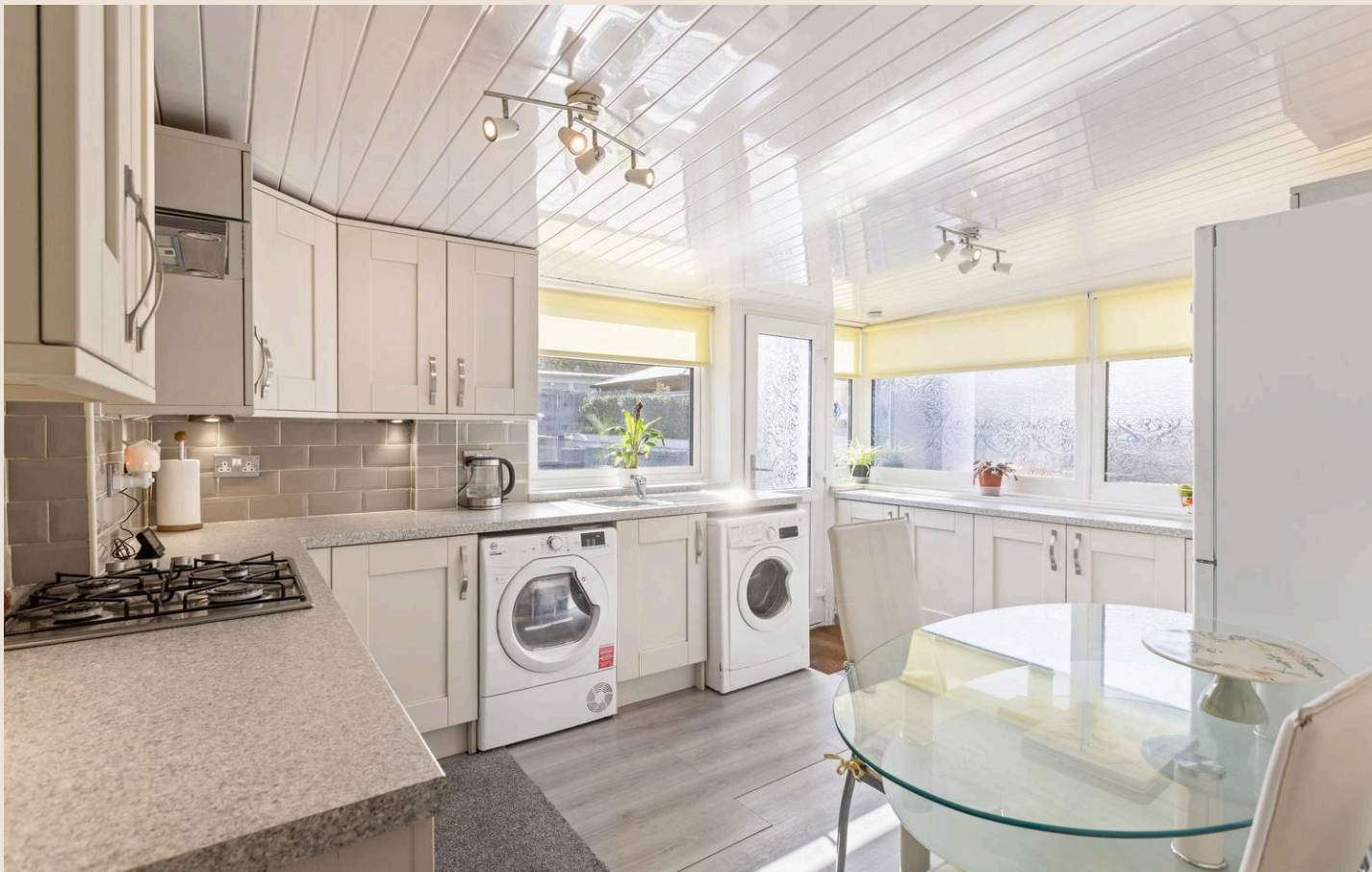
Step into timeless charm at Ellen Lea, 88 East Main Street, Whitburn, a beautifully presented two bedroom semi detached bungalow bursting with character, high ceilings, and stylish interiors, all complemented by a stunning south facing garden and generous monoblock driveway. This is a home that perfectly blends traditional features with modern living, offering both warmth and elegance from the moment you arrive.

Upon entering the property, you are welcomed into a practical entrance porch, finished with modern wood-effect flooring and neutral tones, ideal for everyday storage before stepping through into the main hallway. The hallway itself is bright and inviting, with soft carpeting underfoot, and charming architectural features including a subtle archway that adds to the home's character.

To the left, Bedroom Two is a well proportioned room overlooking the front of the property, complete with fitted wardrobes offering excellent storage. The room is presented in soft, neutral décor with grey carpeting, creating a comfortable and versatile space, ideal as a guest room, home office or second bedroom.

To the right, Bedroom One is a generous double bedroom, beautifully presented with ample space for freestanding furniture. The room benefits from large front facing windows allowing natural light to flood in, while the décor is tastefully styled with warm tones and quality carpeting, creating a relaxing retreat.

Continuing along the hallway, you are met with the impressive family bathroom. This is a notably large and elongated space, finished to a high standard with contemporary tiling throughout. It features a sleek walk in shower with glass enclosure, WC and vanity unit with integrated storage. A heated towel rail adds a touch of luxury, while the layout provides excellent practicality with additional space for freestanding storage solutions.



Positioned off the hallway to the right, the lounge is a truly inviting and character filled space. High ceilings, detailed cornicing and large windows enhance the sense of openness, while the décor is warm and stylish. Wood effect flooring flows beautifully through the space, creating a cosy yet elegant living area perfect for relaxing or entertaining.

From the lounge, you step through into the extended kitchen, undoubtedly one of the standout features of the home. This bright and airy space benefits from windows on two elevations, allowing natural light to pour in throughout the day. The kitchen is fitted with a range of modern shaker style cabinets in a light finish, paired with contrasting worktops that provide ample preparation space. The flooring is both stylish and practical, while the layout comfortably accommodates a dining area, making it ideal for everyday living. The overall feel is fresh, contemporary, and perfectly in keeping with the home's character.

Externally, the property continues to impress. The south facing rear garden is a true sun trap, thoughtfully designed with a combination of patio, decking and lawn areas, perfect for both relaxing and entertaining. The decking provides an ideal seating space, while the patio offers a low-maintenance outdoor area, all enjoying excellent privacy and sunlight throughout the day.

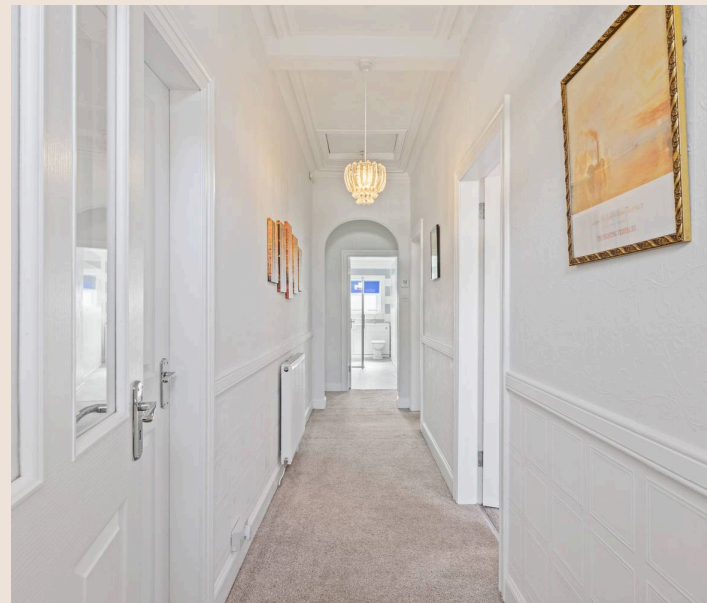
To the front, a generous monoblock driveway provides off street parking, completing this highly desirable home.

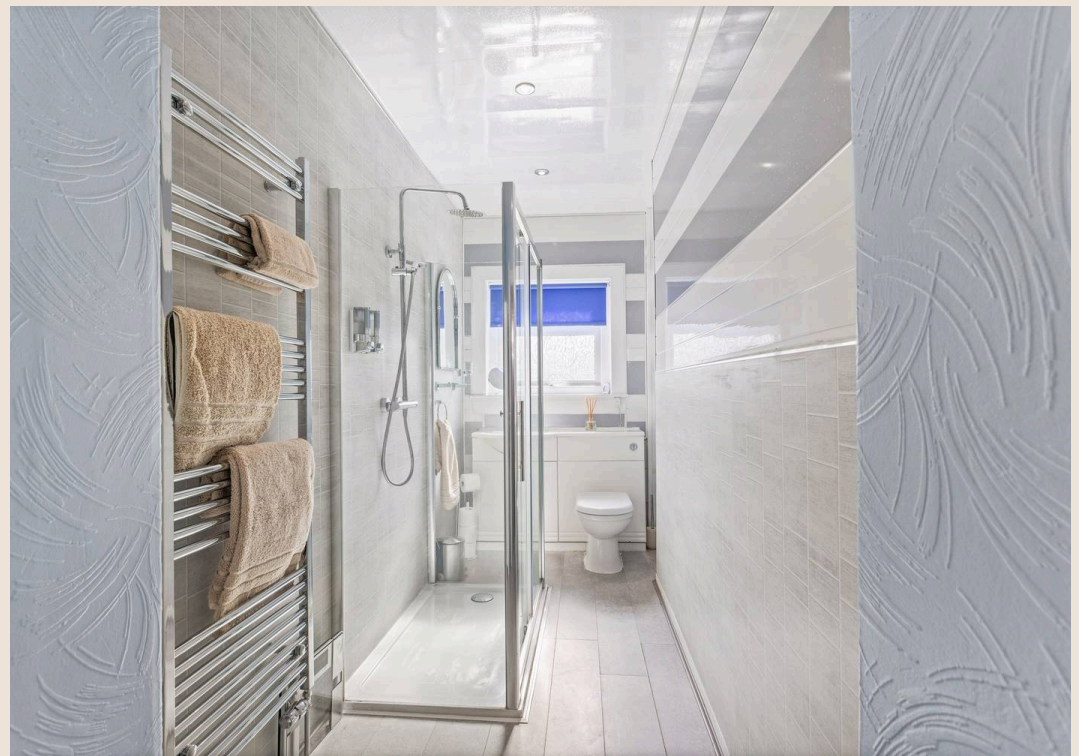
Location wise, East Main Street sits just a short stroll from Whitburn High Street, placing everyday conveniences within easy reach. You'll find local favourites such as Casa Amiga Café, the Co-op and Xcite Gym nearby, along with excellent schooling options including Whitdale Primary School and Whitburn Academy. For outdoor enthusiasts, Polkemmet Country Park is only a short drive away, offering scenic walking trails and green open spaces. Commuters benefit from excellent transport links, with quick access to the M8 motorway and nearby Armadale Train Station providing direct routes to both Edinburgh and Glasgow.

Ellen Lea is a beautifully maintained character home offering spacious accommodation, stylish interiors, and a fantastic south facing garden, an exceptional opportunity for a wide range of buyers.

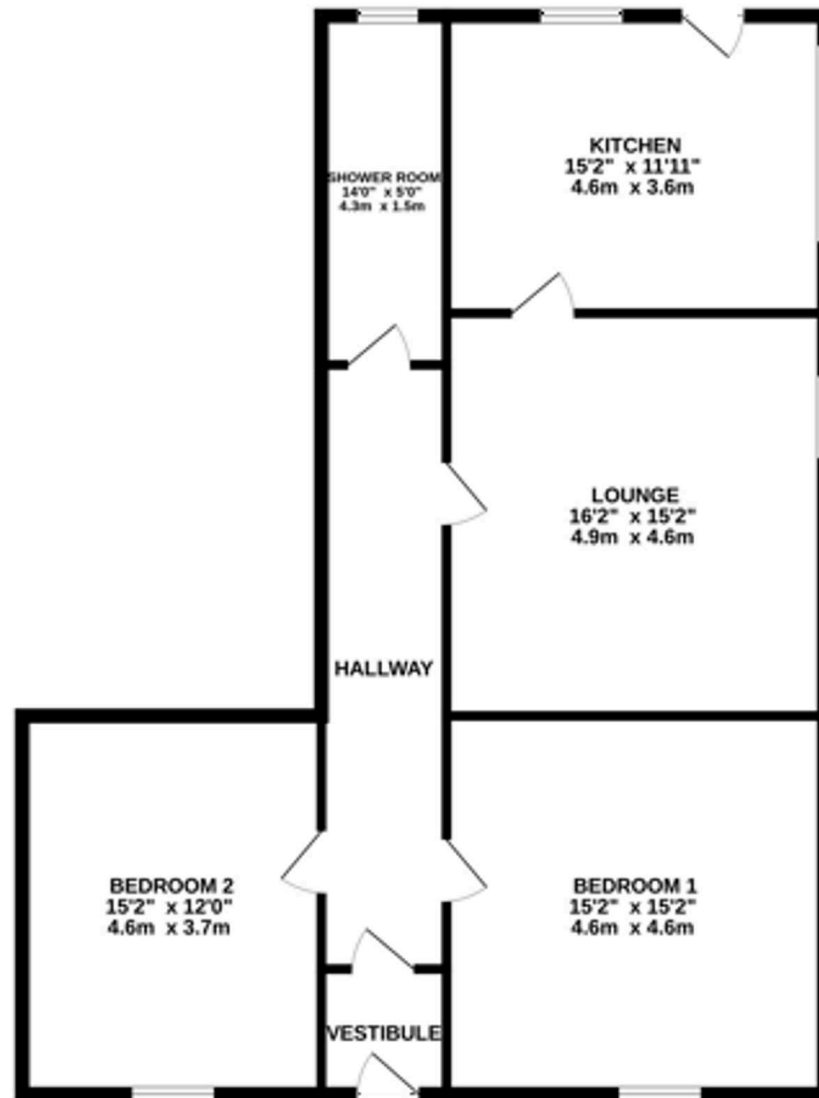
Home Report Value- £220,000 Council Tax Band - C Square Ft- 893 / 83m2

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GROUND 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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