



15 Cults Road, Whitburn

Offers Over £280,000



15 Cults Road

Whitburn

Welcome to Cults Road, Whitburn, a beautifully presented four bedroom detached home set within the popular Heartlands development. Built by Taylor Wimpey in 2022, this modern family home offers spacious accommodation throughout, three bathrooms, a west facing suntrap garden, a garage and a two car driveway, all presented in move in condition.

Upon entering, you are welcomed into a bright and spacious hallway that immediately sets the tone for the home. Positioned to the right hand side is the formal dining room, a versatile space that comfortably accommodates a dining table for four and benefits from a large front facing window allowing plenty of natural light. A useful storage cupboard is also located underneath the stairs.

Moving through the hallway towards the rear of the property, you are introduced to the lounge, a generous and comfortable living space that easily accommodates two large sofas and a media wall. Patio doors open directly onto the rear garden, creating a bright and airy environment and providing seamless access to outdoor living.

Also positioned at the rear of the home is the kitchen, fitted with a range of white cabinetry and integrated appliances including a fridge freezer, dishwasher, washing machine, oven and a four point gas hob. The kitchen offers excellent worktop space and practicality for everyday family life. Completing the ground floor accommodation is the downstairs WC, finished with splashback tiling and conveniently located off the main hallway.

Upstairs, the property offers four well proportioned double bedrooms. The principal bedroom is positioned to the front of the home and comfortably accommodates a super king size bed with bedside cabinets.



This room benefits from a fitted storage cupboard and a private ensuite shower room comprising a three piece suite with standing shower and splashback tiling. Bedroom two is also located at the front of the property and comfortably accommodates a double or king size bed with space for wardrobe furniture. Bedrooms three and four are positioned to the rear of the home, both offering generous proportions and the flexibility to be used as bedrooms, guest rooms or home office space. Bedroom three comfortably accommodates a king size bed, while bedroom four fits a double bed with bedside cabinets. The main family bathroom is centrally located and comprises a modern three piece suite with bathtub and overhead shower, finished with tiling around the bath area.

Externally, the property benefits from a west facing rear garden which acts as a suntrap and provides an ideal space for relaxing or entertaining. The garden is generous in size and features a low maintenance finish with stone slab patio areas. To the front, the home offers a two car driveway leading to a single garage, along with additional visitor parking within the development.

Cults Road is located within the highly desirable Heartlands development, a family friendly neighbourhood with excellent amenities nearby. Polkemmet Country Park is just a short distance away, offering scenic walks, play areas and outdoor space. Local amenities including Scotmid, cafés and takeaway options are close by, along with a private nursery within the development. Whitburn offers further shops, restaurants and everyday conveniences, with additional retail including Tesco and Home Bargains nearby. The property also benefits from excellent transport links via the M8 and Armadale Train Station, providing easy access to Edinburgh and Glasgow.

This is a modern, spacious family home in a popular location, offering flexible living space and ready for immediate occupation.

Home Report Value- £285,000

EPC - B

Council Tax Band - E

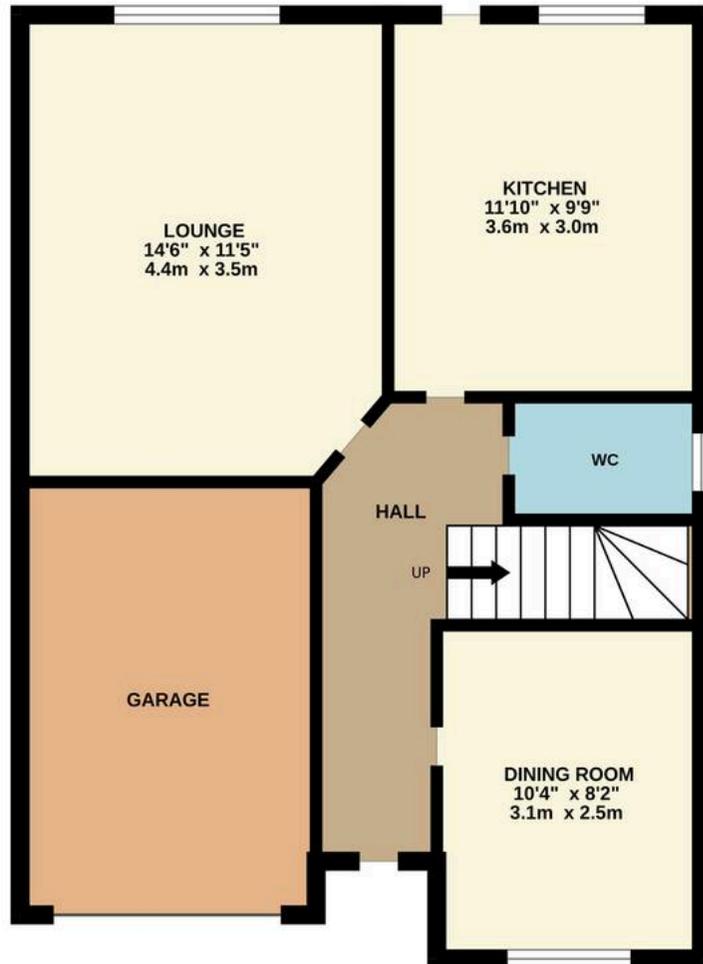
Square Ft- 1119/104m²



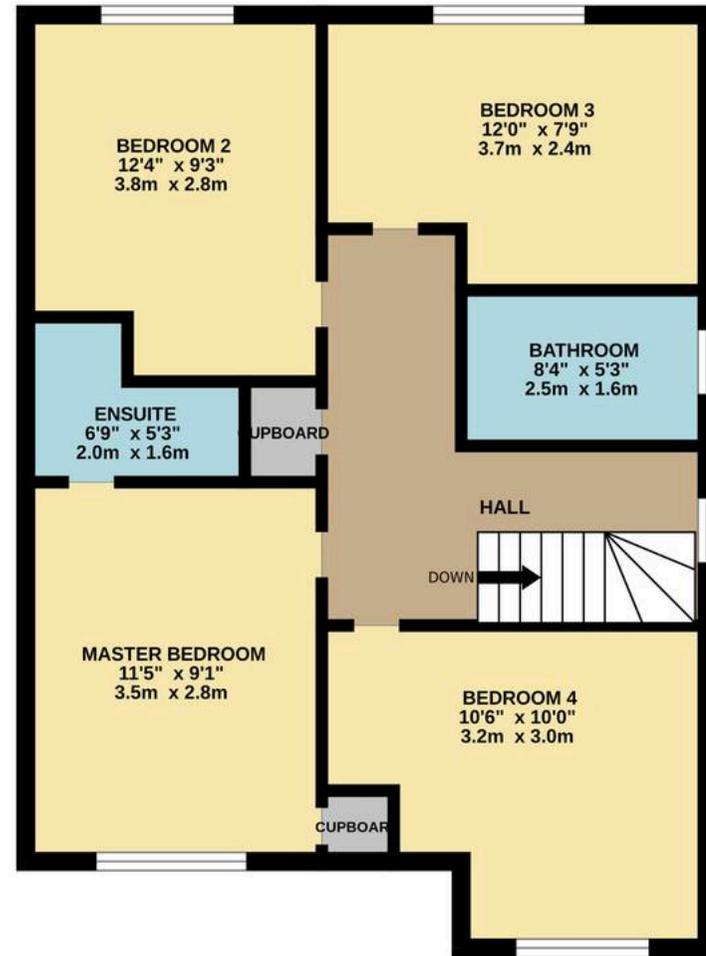
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130sq.ft. (105.0 sq.m.) approx.

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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