



12 Woodmuir Road, Whitburn

Offers Over £140,000

# 12 Woodmuir Road

Whitburn

Welcome to Woodmuir Road, a beautifully presented two bedroom mid-terrace home with a fully converted loft room and a south facing garden, ideally positioned in the heart of Whitburn. Thoughtfully upgraded throughout, this modern and versatile property offers generous living space, a contemporary kitchen extension and excellent convenience to schools, shops, transport links and local amenities.

As you enter the home, you are welcomed into a bright hallway with a useful storage cupboard directly ahead perfect for keeping coats, shoes and everyday essentials neatly tucked away. To the right, the open-plan lounge and dining area offer an impressive sense of space. The lounge can easily accommodate two large sofas and a media wall, creating a perfect environment for relaxing or entertaining. The adjoining dining area provides room for a six seater table, making family meals and hosting effortless. A large front-facing window fills the space with natural light, giving the entire room a bright and inviting feel.

To the rear of the property, the stylish kitchen forms part of a modern extension. Finished with sleek dark grey gloss cabinetry and wooden style worktops, this impressive space is both functional and visually appealing. The kitchen includes a four point induction hob with integrated oven and grill, integrated dishwasher, space for a washing machine and a convenient breakfast bar. With plenty of worktop and storage space, it's perfectly designed for busy households and keen cooks alike.

Upstairs, the first floor features two generously sized double bedrooms, both capable of comfortably accommodating king size beds. Bedroom one, positioned to the rear, benefits from a triple aspect window that floods the room with natural light. This room offers excellent floor space for a large wardrobe, bedside cabinets and additional furniture. Bedroom two, located at the front of the home, also accommodates a king size bed with ease and provides ample space for storage, making it ideal as a principal bedroom, guest room, or children's room.



The family bathroom is stylishly finished with full tiling, white gloss cabinetry, a chrome heated towel rail and a three piece suite consisting of a bathtub with overhead shower, creating a fresh, clean and practical space.

A staircase leads to the loft conversion, a fantastic additional room offering complete versatility. Currently used as a games room, it can easily serve as a third bedroom, home office, studio or playroom. The space features a skylight window for natural light and retains accessible storage areas within the eaves, making it both functional and flexible.

Externally, the south facing rear garden provides a private and low# maintenance outdoor space, ideal for relaxing, hosting summer barbecues or creating a play area for children. There is also room for a shed and side access between the neighbouring properties allows easy movement of bins and garden equipment without entering the home.

Location wise, Woodmuir Road is superbly situated in central Whitburn. Whitdale Primary School is just a short walk away and Whitburn Academy is also easily accessible on foot. Whitburn High Street offers a variety of restaurants, cafés, pubs, independent shops and essential services including Whitburn Health Centre and the Excite Gym. For larger shopping trips, the new Tesco Superstore at West Lothian's Heartlands development is only a few minutes' drive. Transport links are excellent, with Armadale and Bathgate Train Stations nearby, providing fast connections to Edinburgh and Glasgow. Easy access to the M8 further enhances the convenience of this well connected location.



This property perfectly balances generous internal space, modern upgrades and an outstanding location offering a move in ready home in one of Whitburn's most desirable residential areas.

Council Tax band: B

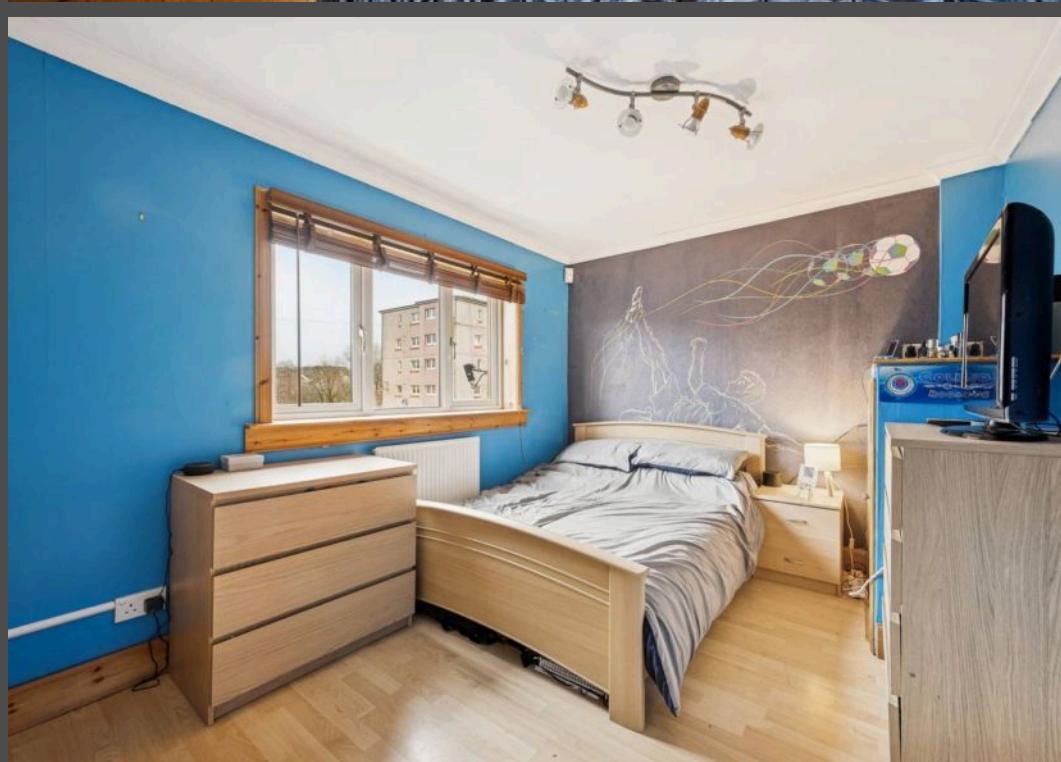
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Open Plan Kitchen and Lounge
- Extension to the rear of the property
- Loft Conversion offers additional living space
- South Facing Suntrap Garden
- Walking distance to Whitedale Primary and Whitburn academy





## 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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