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Crofters Way, East Whitburn, EH47 8ES

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Crofters Way, East Whitburn



11 Crofters Way is a beautifully presented four-bedroom home, offering generous and versatile accommodation within the sought-after village of East Whitburn. Thoughtfully upgraded and maintained to a high standard, the property provides three reception rooms and three bathrooms, creating a superb blueprint for modern family living.

The front door opens into a welcoming entrance hallway. To the right lies the elegant living room, a perfect place for relaxation. From here, the accommodation flows seamlessly into the open plan kitchen/family area. The spacious kitchen is both stylish and practical, while the living space is bright and airy. Also located on the ground floor is the formal dining room. Auxiliary accommodation including a utility room and a convenient downstairs WC complete the ground floor.

Upstairs, there are four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly spacious and benefits from an en-suite shower room and a walk-in wardrobe. The other rooms are served by a family bathroom.

Externally, the property benefits from a private, landscaped rear garden and an expansive driveway capable of accommodating up to 6 cars.

What's special about this house

- Beautifully presented four-bedroom home offering generous and versatile accommodation within the sought-after village of East Whitburn.
- Warm and inviting living room featuring a box bay window that allows natural light to pour in. A feature fireplace and contemporary media wall create an attractive focal point.
- Open-plan kitchen and family area, thoughtfully extended by the current owners. The spacious kitchen is fitted with quartz worktops, extensive storage, and a wine fridge. The adjoining living space is bright and airy, enhanced by skylights that flood the room with natural light. French doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living.
- Formal dining room offering a sophisticated setting for entertaining.
- Generous master bedroom that benefits from a walk-in wardrobe and a stylish en-suite shower room that was recently renovated.
- The rear garden has been attractively landscaped and enjoys a private, enclosed setting. A patio provides an ideal space for outdoor dining and entertaining.
- Expansive driveway capable of accommodating up to 6 cars.



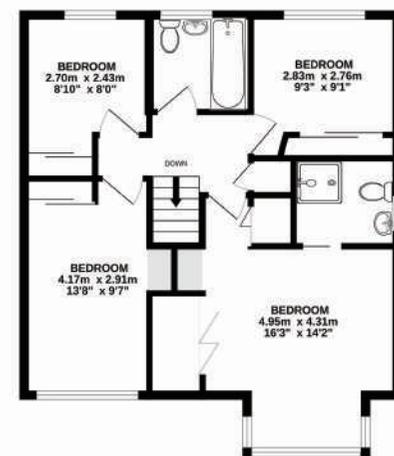
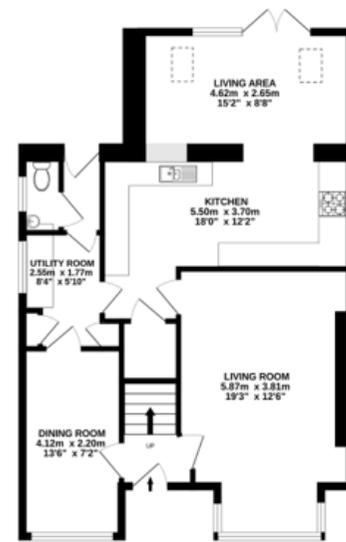
Location and Amenities

- Close proximity to the M8 gives easy access to Edinburgh (22 miles) and Glasgow (27 miles).
- Rail connections from Armadale (2.9 miles), Breich (4.2 miles) and Bathgate (4.1 miles).
- National and international flights from Edinburgh Airport - just 16 miles away.
- Excellent retail opportunities in the nearby town of Livingston with Designer Outlet and many other shopping and dining facilities.
- Polkemmet Country Park in Whitburn offers woodland and riverside walks and other leisure pursuits.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, washing machine, and fridge/freezer are included

Home Report valuation	£325,000
Internal floor area	125m ²
School catchment	Whitdale Primary School Whitburn Academy
Council tax band	E
EPC rating	C
Train station	Armadale



Dimensions Ground Floor

Living Room	5.87 x 3.81m
Dining Room	4.12 x 2.20m
Kitchen	5.50 x 3.70m
Living Area	4.62 x 2.65m
Utility Room	2.55 x 1.77m
WC	0.86 x 1.75m

First Floor

Bedroom 1	4.95 x 4.31m
En-suite	2.00 x 1.70m
Bedroom 2	4.17 x 2.91m
Bedroom 3	2.83 x 2.76m
Bedroom 4	2.70 x 2.43m
Bathroom	1.97 x 1.87m

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



Kirsty Black
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.