

BRIDGES PROPERTIES

12 Dean Street, Whitburn

Offers Over **£180,000**

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Welcome to Dean Street, a truly stunning three bedroom home set within one of Whitburn's most sought-after residential areas. Beautifully upgraded and finished to an exceptional standard throughout, this is a property that is sure to impress from the moment you arrive.
The care and attention that has gone into this home is immediately apparent, with its attractive exterior complemented by modern black windows and a contemporary front door. A neatly presented front garden with a paved pathway leads you towards the entrance.

Stepping inside, you are welcomed into a beautifully presented entrance hallway, where the quality of the finish is evident straight away. Stunning herringbone flooring flows seamlessly throughout the entire ground floor, complemented by fresh neutral walls, contrasting black doors and a stylish black staircase. Immediately to your left, you will find a handy area perfect for hanging jackets and storing shoes, alongside a fantastic storage cupboard.

Continuing along the hallway and turning to your right, you are welcomed into the generously proportioned living room, which sits proudly to the front of the property. Finished in gorgeous neutral tones with the continuation of the herringbone flooring, this is a fantastic space for relaxing or entertaining. The real standout feature is the bespoke media wall, creating a stunning focal point within the room. Complete with a contemporary electric fireplace, built in shelving to either side with integrated spotlights and handy storage cupboards underneath, this is a beautiful addition to the space. The room also benefits from a gorgeous bay window, allowing plenty of natural light to flood in while adding character and charm.

Flowing through from the lounge towards the rear of the property, you will discover the beautifully finished contemporary kitchen. Featuring stylish matte grey cabinetry with contrasting black handles, grey marble effect worktops and matching splashbacks, this kitchen has been finished to an excellent standard. There is fantastic storage throughout, alongside integrated cooking appliances, a sleek black extractor hood and a modern matte black sink with matching tap. The kitchen also benefits from a handy breakfast bar area, perfect for casual dining, while ceiling spotlights and the continuation of the stunning herringbone flooring complete this impressive space.

Leading directly from the kitchen, you have access to the fantastic south east facing rear garden. Generous in size and designed with low-maintenance living in mind, the garden is predominantly paved, offering plenty of space for outdoor furniture, barbecues and entertaining. Its desirable south easterly aspect makes this the perfect spot to enjoy the sun during the warmer months. There is also a raised decking area, a substantial timber outbuilding offering additional storage and an enclosed setting, making this a fantastic outdoor space for the whole family.



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Before heading upstairs, the ground floor accommodation is completed by the beautifully finished family bathroom. Continuing the modern styling found throughout the home, this room features a white bath with an overhead shower and glass shower screen, complemented by a stylish grey stone effect wet wall. A modern vanity unit with wash hand basin, WC and contrasting black fixtures complete the room.

Making your way upstairs, you will notice the stylish black staircase complemented by grey carpeting and fresh neutral walls. A window allows natural light to brighten the stairwell, leading you towards the upper landing, where you will find three generously proportioned double bedrooms, all benefiting from built-in storage.

Positioned to the front of the property is the principal bedroom, a fantastic-sized room finished in fresh neutral tones with newly fitted plush cream carpeting. Beautiful decorative wall panelling creates an attractive feature, while the generous proportions allow plenty of space for a king-size bed, bedside cabinets and additional furnishings such as a chest of drawers. The room also benefits from a handy built in storage cupboard.

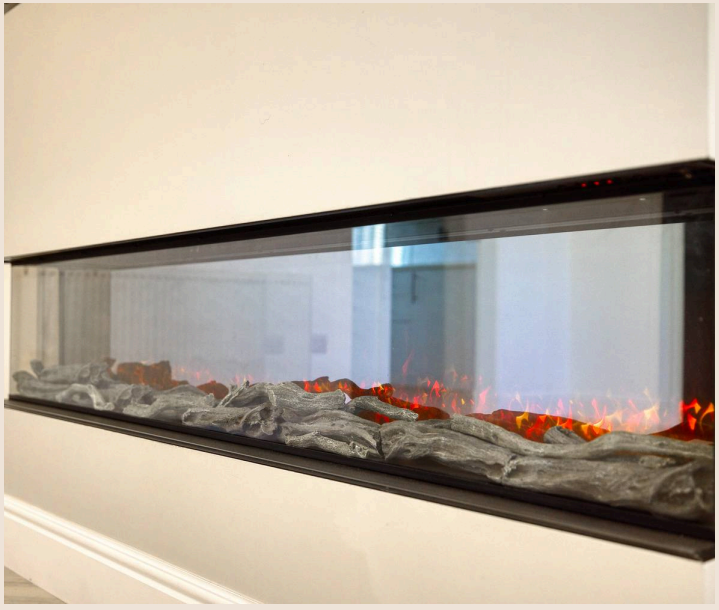
Moving towards the rear of the property, you will discover bedroom two, another fantastic double bedroom which has been beautifully decorated with blush pink half wall panelling and delicate floral feature wallpaper. Finished with soft neutral carpeting, this room comfortably accommodates a double bed and additional furnishings, while also benefiting from built-in storage and views overlooking the rear garden.

Adjacent to bedroom two, and also positioned to the rear of the property, is bedroom three. Another generously proportioned double bedroom, this room has been finished in fresh neutral tones with decorative half wall panelling and stunning herringbone flooring. Offering plenty of space for a double bed and additional furnishings, alongside a handy built-in storage cupboard, this room would also make a fantastic home office, dressing room or guest bedroom.

Dean Street is situated within one of Whitburn's most popular and sought-after residential areas, offering a fantastic location for families and commuters alike. With an excellent selection of local amenities, schools and transport links all within easy reach, it is easy to see why this area remains such a popular choice.







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Whitburn town centre is just a short 5 minute walk away, offering a great selection of local shops, supermarkets, cafés, takeaways, pharmacies and everyday amenities. Whitburn Health Centre is also conveniently located only 0.2 miles from the property and can be reached on foot within less than 5 minutes , while families will appreciate the selection of local primary schools such as Polkemmet Primary, St Joseph's Primary and Whitburn Academy within the surrounding area.
For those with young children, there is also King George's Park with a football pitch and recreational area situated at the bottom of Dean Street, providing a fantastic outdoor space close to home.

The beautiful Polkemmet Country Park is also within easy reach, just 1.4 miles away, offering woodland walks, open green spaces, golf course, children's swing park and fantastic opportunities to enjoy the outdoors with family and friends.
For commuters, the property is ideally positioned just approximately five minutes from the M8 motorway connections at Heartlands, providing excellent access towards both Edinburgh and Glasgow. The nearby Heartlands retail development also offers a fantastic selection of amenities, including Tesco, Home Bargains, Starbucks and McDonald's.
For those travelling by train, Armadale Train Station is just 2 miles away, offering regular services towards Edinburgh and Glasgow.

With its beautiful presentation, three generously proportioned double bedrooms, stunning modern finishes and fantastic south-west-facing rear garden, Dean Street is a wonderful family home in a highly desirable location.

Home Report Value- £185,000
EPC - C
Council Tax Band - B
Square Ft- 969/ 90m2

Some images within this listing have been digitally enhanced or created using AI for illustrative purposes. Prospective buyers are advised to arrange a viewing to confirm the property's actual appearance, condition and features.

- *** CHAIN FREE ***
- Three Generously Proportioned Double Bedrooms
- Beautifully Upgraded And Finished Throughout
- Fantastic South East Facing Rear Garden
- Whitburn Town Centre Just A 5-Minute Walk Away



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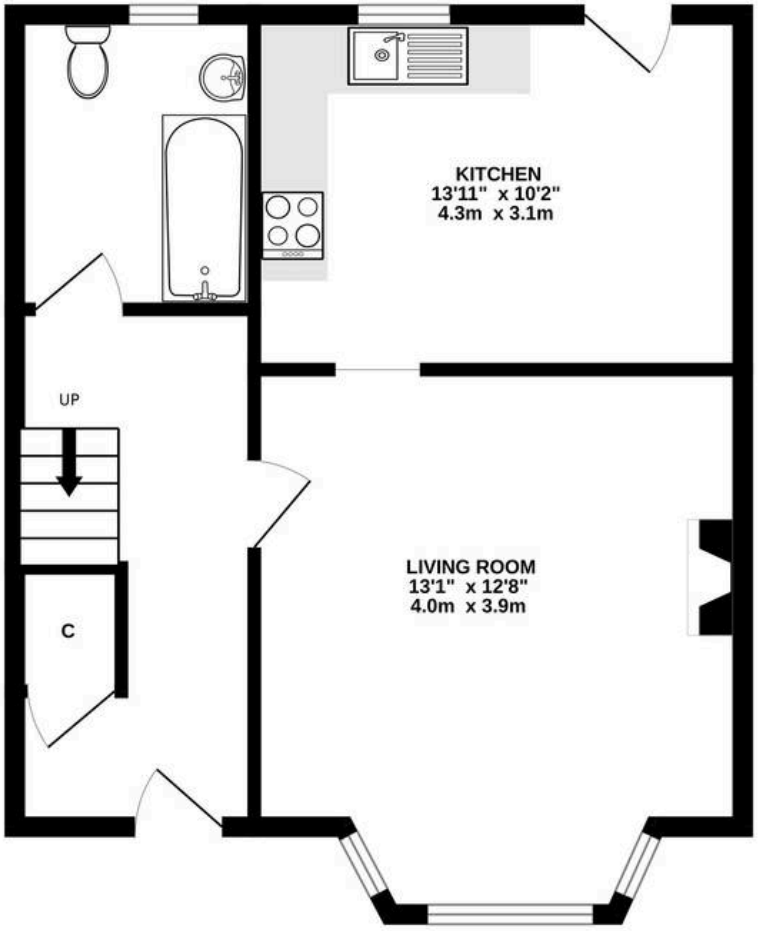




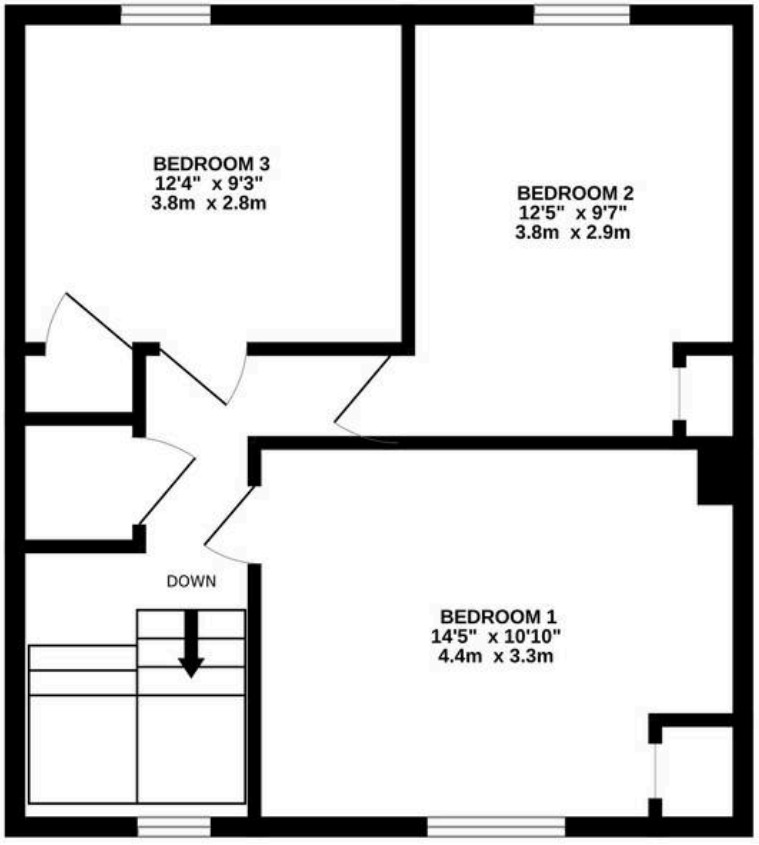




GROUND FLOOR



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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