



RE/MAX PROPERTY



Cultsykefoot, Whitburn,
West Lothian, EH47 0AE



SPACIOUS 3 BEDROOM DETACHED PERIOD BUNGALOW IN A POPULAR LOCALE! **WITH EXTENSIVE, SOUTH FACING REAR GARDEN!** LARGE GARAGE/WORKSOP/UTILITY/STORAGE AREA

Janice Bennie and RE/MAX Property have pleasure in introducing to the market this spacious 3-bedroom detached bungalow which is set within a highly sought after and popular town of Whitburn. The property represents the ideal family home, by perfectly offering any prospective purchaser the chance to really put their own stamp on the property. The accommodation comprises, vestibule, large lounge, spacious kitchen/breakfasting area, dining room, family bathroom, 3 expansive double rooms, expansive, South facing rear garden, Garage/workshop/utility/storage area and large driveway. The town of Whitburn has a full range of shops, supermarkets, financial services, doctor's surgery, bars, restaurants, pre/primary and secondary schooling with recreational facilities including a leisure centre, swimming pool and country parks with Livingstons Almondvale Shopping Centre and Designer Outlet approx. 7 miles away which is within easy access and hosts a full range of high street stores, a multi-screen cinema, 24 hour supermarkets, bars and restaurants. The new motorway interchange is already in place giving Whitburn two access points directly to the M8 providing excellent commuting links to both Glasgow and Edinburgh with Armadale Train Station approx. 2.7 miles away providing a frequent and timely service to Edinburgh and Glasgow. The home report can be downloaded from the website.

Tenure – Freehold Council Tax Band – C No Factor Fee

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- Semi Detached Cottage
- Three Large Bedrooms
 - Lounge
- Kitchen/Breakfasting Area
 - Family Bathroom
- Huge Enclosed Rear Parking

Entrance Hall - 5' 11" x 5' 4" (1.81m x 1.62m)

Entrance to the property is through the uPVC door into the vestibule area which is served with a centre light and also benefits from a storage cupboard. From here access to the Lounge and the rest of the property is gained



Lounge - 14' 3" x 15' 4" (4.35m x 4.68m)

This is a serene haven within our charming abode. Which is bathed in natural light from dual aspect windows. The spacious retreat boasts elegant wood effect laminate flooring, guiding you through a circular feature entrance to the adjoining dining area. The large fireplace which adds to the ambiance of cosy tranquility of the room. Located at the front of the property, this bright and sunny sanctuary is adorned with a down light and has a wall-mounted radiator, ensuring warmth and comfort throughout the day.

Dining Room - 7' 0" x 11' 0" (2.13m x 3.35m)

Enter the spacious dining area through the enchanting circular entrance from the lounge. With its charming wood effect laminate flooring and soft wall lights, this room is perfect for family gatherings and celebrations. Offering ample space for gatherings and family meals, it provides easy access to the rear hallway and the rest of the accommodation, ensuring comfort and convenience throughout your stay.

Bedroom 1 - 14' 10" x 12' 0" (4.53m x 3.67m)

Accessed from the rear hallway, discover this master bedroom positioned at the front of the property. Carpeted flooring welcomes you into a haven of comfort, illuminated by a central light fixture with copious amounts of space for freestanding furniture.

Family Bathroom - 9' 5" x 6' 6" (2.88m x 1.99m)

Accessible from the rear hallway, this room boasts wood-effect laminate flooring, downlights, and a range of amenities. These include a wash hand basin set into a vanity unit, a push-button W.C., and a bath with an overhead shower and glass screen. The space is finished with a wall-mounted radiator for added comfort.

Bedroom 2 - 12' 5" x 12' 8" (3.78m x 3.86m)

Bedroom 2, situated at the rear of the property and accessible via the rear hallway and offers a tranquil retreat. Soft carpeting sets a cosy ambiance beneath a central light fixture, creating an inviting atmosphere. With ample space for freestanding furniture, you can customise the room to your preferences, blending comfort with convenience for a peaceful stay.

Bedroom 3 - 12' 0" x 12' 8" (3.66m x 3.86m)

Positioned at the rear of the property and accessed via the rear hallway, the third bedroom offers a tranquil sanctuary. This room has carpeted flooring, a centre light and a wall mounted radiator. With ample room for freestanding furniture, you have the freedom to tailor the space to your preferences, seamlessly blending comfort and convenience.

Kitchen/Breakfasting Area - 14' 9" x 9' 7" (4.49m x 2.92m)

Welcome to our traditional kitchen at the rear of the property. Enjoy natural light from dual aspect windows as you prepare meals on the tiled worktops which are complimented with a range of base and wall mounted cabinets. There is also a tiled breakfast bar, gas hob and double electric ovens. Brightened by a central light, the kitchen features a tiled floor for easy maintenance. Access to the rear garden through a UPVC door allows for seamless indoor-outdoor living.

Garage

The property includes a spacious single garage within a building that also accommodates a utility area, storage space, and workshop area, along with the convenience of a W.C. The garage area extends to approximately 47 square meters, providing ample room for various purposes.

Rear Garden

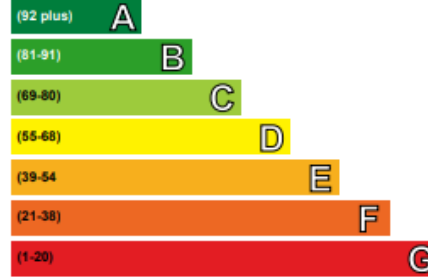
The property features a sizable, enclosed south-facing rear garden, complete with a large private driveway capable of accommodating multiple vehicles. Additionally, there is a well-maintained lawn area, and access to the garage/outbuilding is conveniently situated within this space.







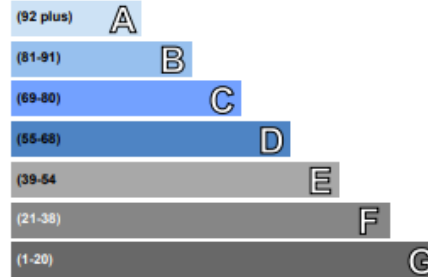
Very energy efficient - lower running costs



Current	Potential
	84
59	

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
	80
51	

Not environmentally friendly - higher CO₂ emissions



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

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