



14 Colliery Lane, Whitburn

Fixed Price £300,000



## 14 Colliery Lane, Whitburn

Welcome to Colliery Lane, Heartlands, a beautifully presented four-bedroom detached family home offering generous living space, a converted garage, and a low-maintenance north-east facing garden. Situated within one of Whitburn's most sought-after modern developments, this move-in ready property combines flexibility, style, and comfort, making it a perfect choice for families seeking a well-connected home in a peaceful setting.

Upon entry, you are welcomed into a bright and spacious hallway that introduces the warmth and flow of the home. To the right-hand side, the converted garage offers a versatile space that can be used as a playroom, second lounge, formal dining area, or home office, ideal for adapting to family life or entertaining guests.

To the left-hand side, the main lounge provides a generous and cosy retreat. Featuring a large front-facing window and a stylish media wall, this room can comfortably accommodate a large corner sofa and additional furnishings, creating a relaxing space for the whole family. With no homes directly overlooking, it maintains a lovely sense of privacy.

To the rear of the home, the open-plan kitchen and dining area form the heart of the property. The kitchen is fitted with white gloss cabinetry, ample worktop space, and a full range of integrated appliances, including a five-point gas cooker, oven and grill, dishwasher, washing machine, and fridge-freezer. The adjacent dining area comfortably seats four to six people and offers excellent additional storage, including access to an under-stair cupboard. Patio doors open seamlessly to the rear garden, creating a natural flow between indoor and outdoor living.

Completing the ground floor is a utility space, ideal for laundry appliances and everyday essentials, and a downstairs WC, finished with full character panelling, a chrome heated towel rail, and a made-to-measure wall mirror for a stylish touch.



Upstairs, a bright landing leads to four generously sized double bedrooms. The principal bedroom, located at the front of the home, comfortably hosts a king-size bed with bedside cabinets and includes a fitted wardrobe and private en-suite. The en-suite is finished to a high standard with half-wall tiling, a large made-to-measure mirror, chrome accents, and a standing shower.

Bedroom two can easily accommodate a king-size or double bed, with space for wardrobes and bedside furniture. Bedroom three also fits a double bed and benefits from a fitted cupboard for extra storage, while bedroom four features its own fitted wardrobe, offering practicality and space across every room. The family bathroom is centrally located and finished with half-wall tiling around the bathtub and basin, chrome accents, and a large fitted mirror that enhances the sense of space.

Externally, the rear garden offers a peaceful and low-maintenance retreat with decking in both corner sections, providing the perfect spots to enjoy the sunlight throughout the day. The space feels private and versatile, ideal for outdoor dining, barbecues, or relaxing in the warmer months. To the front, a three car driveway provides ample parking, along with additional on-street availability for guests.

Location wise, The home is ideally situated for commuters and families alike. The Heartlands offers excellent transport links to Edinburgh and Glasgow via the M8, with a variety of local amenities within easy reach. Home Bargains, Scotmid, the soon to open Tesco Express, Starbucks, Domino's, and a Shell garage provide everyday convenience. The town also boasts Aldi, Lidl, a range of cafes and restaurants, and the nearby Polkemmet Country Park, a fantastic destination for walkers, cyclists, and families. Whitburn Academy and local primary schools are both close by, making this a superb choice for family living.

Collillery Lane is a stylish, spacious, and flexible family home, beautifully maintained and ready to welcome its next owners.

Home Report Value: £310,000

Internal Floor Space: 1194 Square Ft

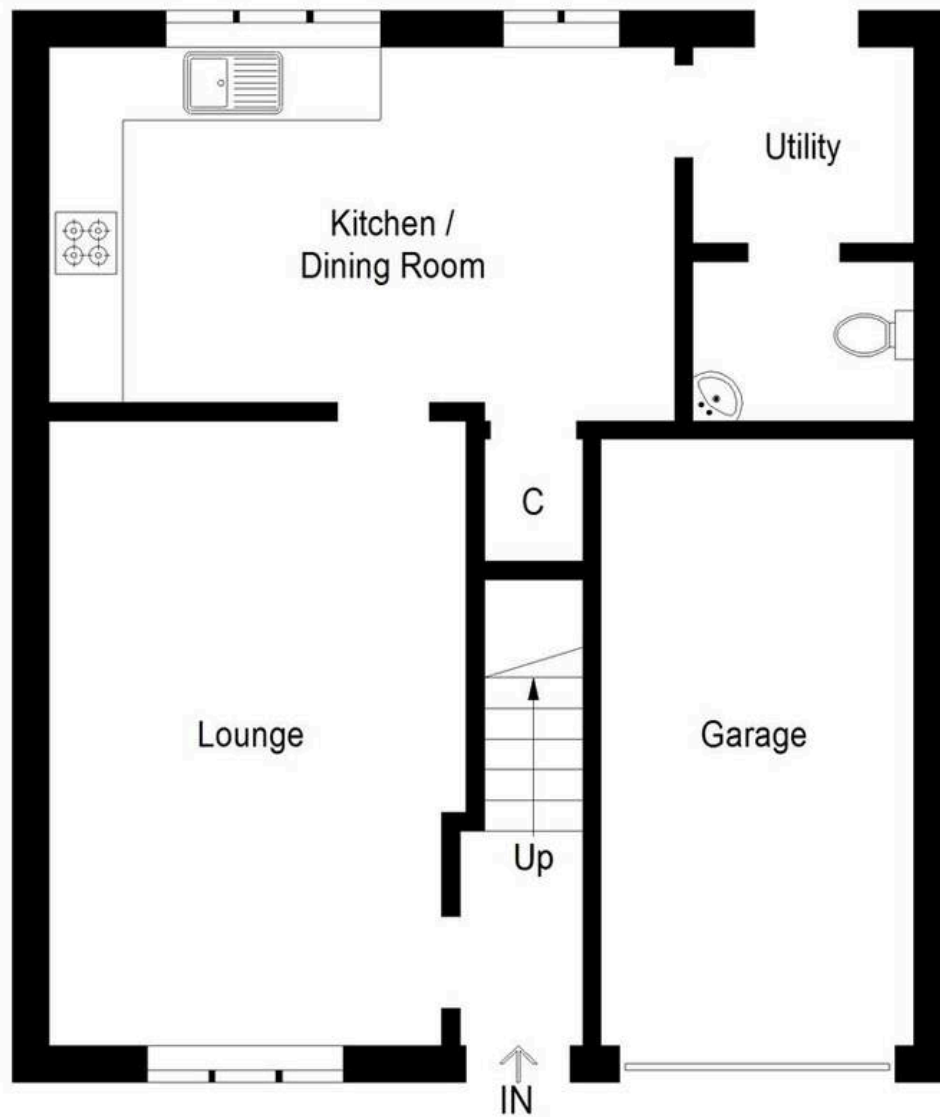
EPC - B

Council Tax Band - E

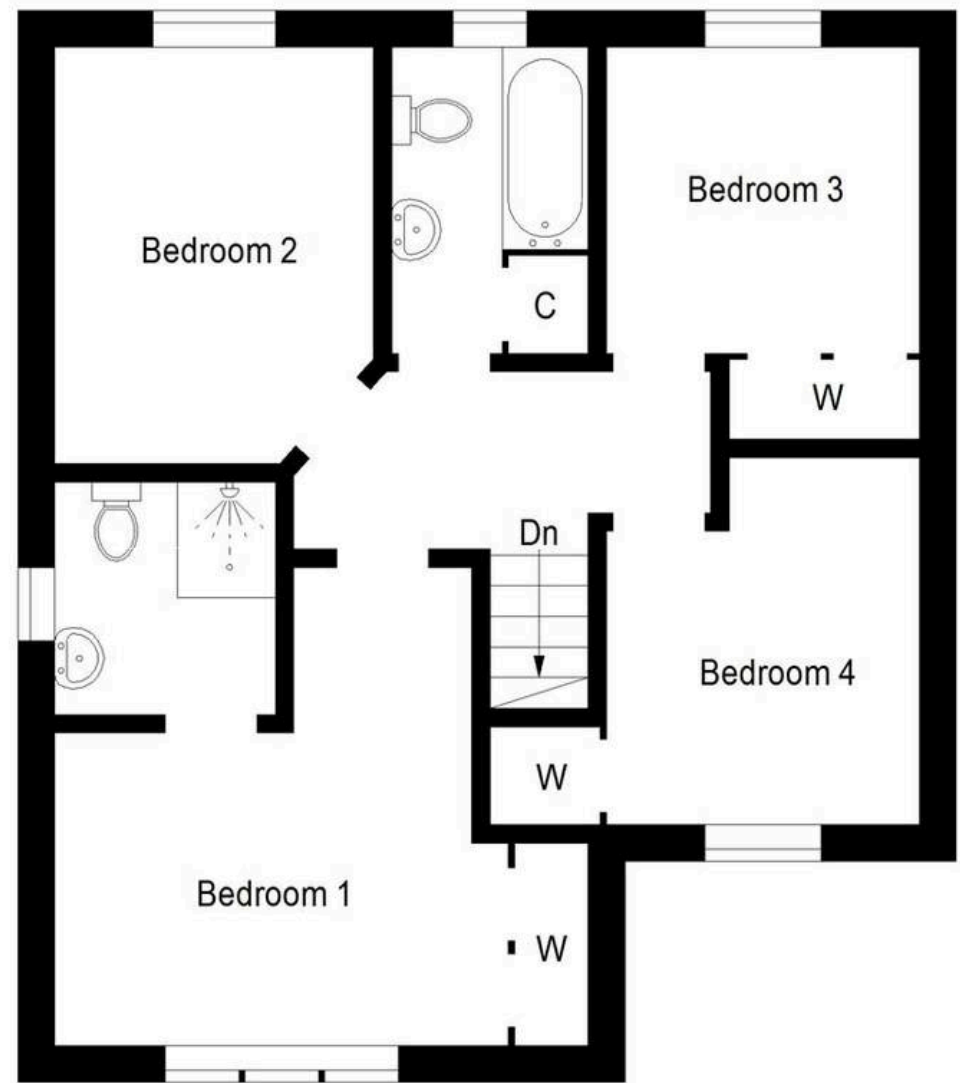
Sale Inclusions: all Integrated appliances, washing machine, tumble dryer, TV's Upstairs



Approximate Gross Internal Area (Including Garage) = 110.1 sq m / 1185 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:847198 / Ref:80719)



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