



55 Empire Street, Whitburn

Offers Over £170,000





## 55 Empire Street

### Whitburn

Welcome to Empire Street, Whitburn, a beautifully renovated three-bedroom semi-detached home offering generous living space, a stunning south-facing garden, and a superb location close to local amenities, schools, and transport links. Blending period character with modern comfort, this move-in ready home is perfect for families, professionals, or first-time buyers looking for a stylish yet practical place to call home.

As you step inside, you're greeted by a bright and spacious hallway that immediately sets the tone for this inviting property. To the front of the home, the open-plan lounge and dining area exudes both warmth and charm, featuring high ceilings, a striking bay window, and tasteful décor including character tartan style wallpaper and laminate flooring. The lounge can comfortably accommodate two large sofas and a media wall, while the adjoining dining space easily hosts a six seater table ideal for family meals or entertaining guests.

To the rear, the modern kitchen has been finished to an excellent standard with white gloss cabinetry, wooden-style worktops, and chrome accents. The layout offers ample storage and preparation space, with a four-point gas cooker, integrated oven, and room for freestanding appliances including a fridge freezer, washing machine, or dishwasher. From here, you can access the rear garden, allowing the home to flow seamlessly between indoor and outdoor living.





Upstairs, a bright and airy landing leads to three generously sized bedrooms. The principal bedroom comfortably accommodates a super king-sized bed with bedside cabinets, offering plenty of room for wardrobes or additional furniture. The second bedroom is another impressive double, easily fitting a king-sized bed, while bedroom three is a versatile space that can serve as a double or single bedroom, home office, nursery, or study, making it ideal for modern family life.

The family bathroom is stylish and contemporary, featuring a three-piece suite with a bathtub, overhead shower, glass screen, and full wet wall panelling in sleek tones complemented by chrome finishes.

Outside, the rear garden is a true highlight, a large, south facing outdoor haven designed for both relaxation and entertainment. A generous decking area provides the perfect spot for dining or hosting barbecues, while the extended lawn and mature planting create a private, peaceful setting for children to play or for enjoying the sun throughout the day.

Externally, the property benefits from a garage, a two to three car driveway, and on street parking for visitors. With no factor fees and a location in a well established, family-friendly neighbourhood, this home offers both practicality and peace of mind.

Location-wise, 55 Empire Street sits just a short stroll from Whitburn High Street, placing everyday conveniences within easy reach. You'll find local favourites such as Casa Amiga Café, the Co-op, and Excite Gym nearby, along with excellent schooling options including Whitburn Academy. For outdoor enthusiasts, Polkemmet Country Park is only a short drive away, offering scenic walking trails and green open spaces. Commuters benefit from excellent transport links, with quick access to the M8 motorway and nearby Bathgate Train Station providing direct routes to both Edinburgh and Glasgow.

Combining space, style, and location, 55 Empire Street is a standout home that perfectly balances traditional character with contemporary living, a must see for those seeking a well connected, move in ready home in the heart of Whitburn.









Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft

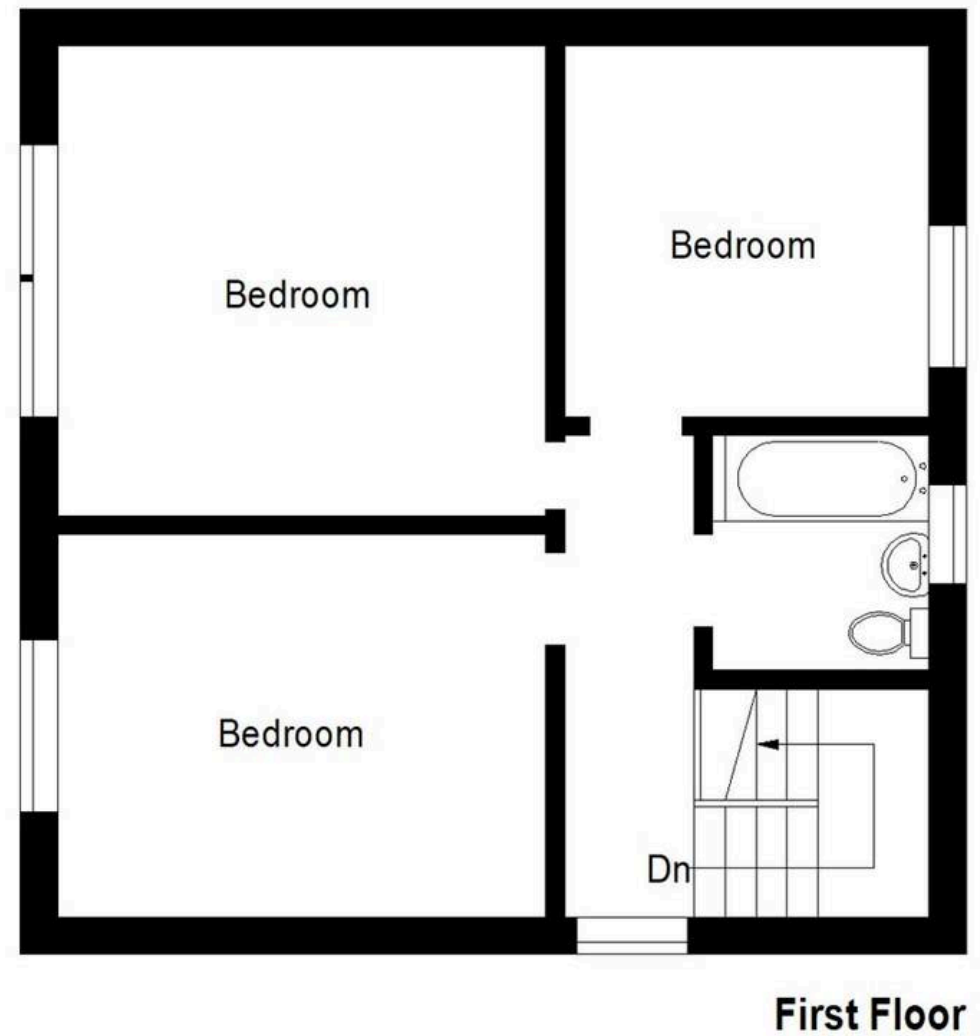
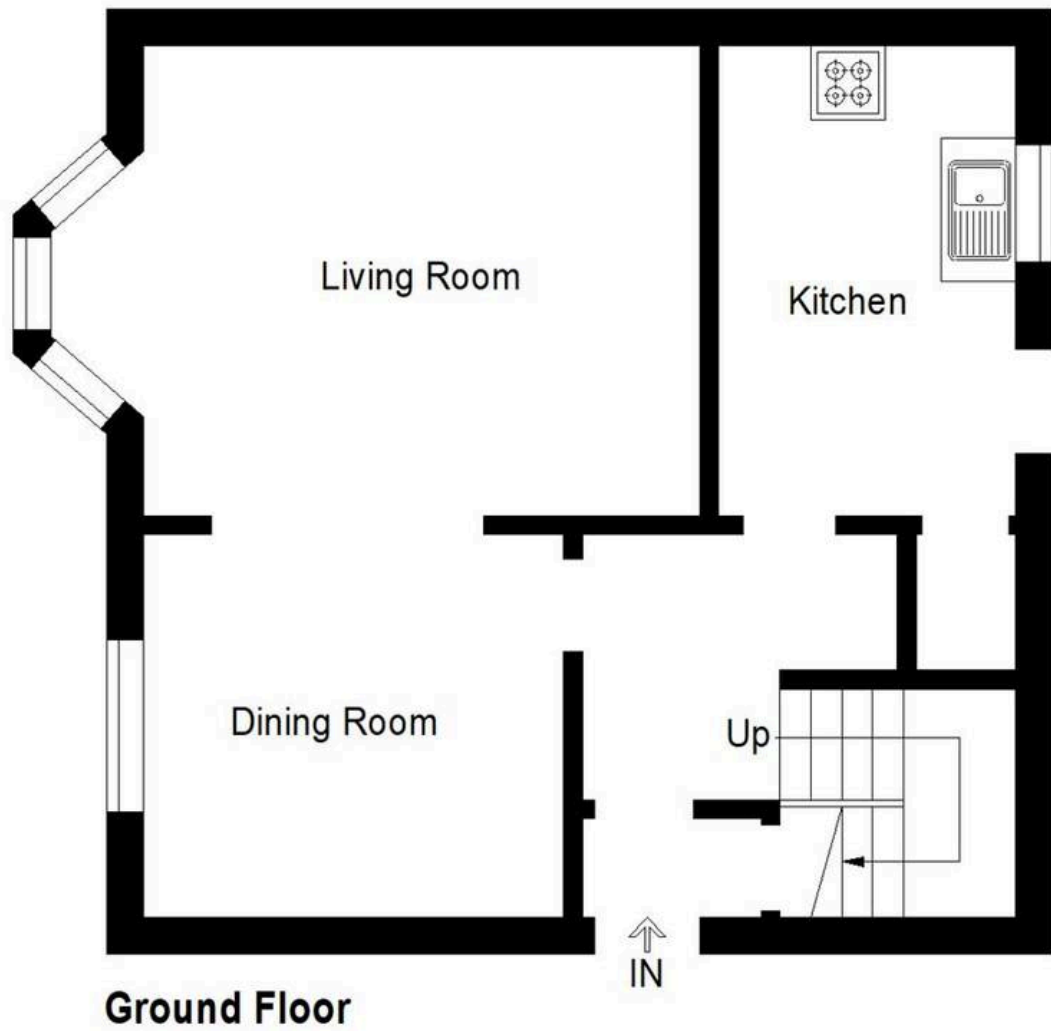


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