



24 Dardanelles Road, Whitburn

Offers Over £260,000

24 Dardanelles Road

Whitburn

Welcome to Dardanelles Road. Set on a generous end plot within the ever popular Heartlands development in Whitburn, this stunning home, built in the style of the Erinvale by Bellway, enjoys a wonderful sense of space and privacy, with open green belts surrounding the property and enhancing its peaceful feel. The home further benefits from a double driveway, providing convenient off street parking.

From the outset, this is a home that has been thoughtfully styled and beautifully maintained, offering a true walk in ready finish throughout.

Stepping inside, you're welcomed into a bright and inviting hallway where the attention to detail is immediately evident. A striking feature wall showcases a combination of warm wood tones and geometric panelling, perfectly complemented by the dark flooring underfoot and the contrast of the black accented staircase, creating a modern yet homely first impression. There is also a handy under stair storage cupboard, ideal for everyday practicality.

Positioned to the right hand side, the living room spans the full width of the property and is flooded with natural light thanks to its dual aspect windows. This is a beautifully styled space, with elegant wall panelling adding depth and character, while the soft neutral décor keeps the room feeling bright, calm and effortlessly inviting. It's a perfect setting for both relaxing evenings and entertaining, with a real sense of warmth and comfort.

To the left of the hallway, you'll find the heart of the home, the open plan kitchen and dining area. This space has been designed with modern living in mind, featuring sleek white cabinetry paired with contrasting dark worktops and flooring for a clean, contemporary finish. There is ample workspace and storage, while the dining area offers the ideal setting for both everyday meals and hosting. French doors lead directly out to the west facing rear garden, where the positioning truly comes into its own, offering breath taking sunsets that often flood the kitchen and dining space with warm pink and orange tones, creating an atmosphere that feels both special and unique.

The garden itself has been landscaped for low maintenance, with artificial lawn, a generous decking area and a patio space, making it perfect for outdoor dining, entertaining or simply enjoying the evening sun.

Completing the ground floor is a beautifully finished WC, with a stylish green colour palette and striking feature wallpaper with contemporary fittings, adding a real touch of personality to the home.



Heading upstairs, a soft cream carpet runs underfoot, enhancing the sense of warmth and comfort throughout the upper level. To the right hand side, the principal bedroom is a bright and spacious retreat, comfortably accommodating a king size bed and benefiting from built in mirrored wardrobes. A stunning Juliet balcony window allows natural light to pour in, while also offering a lovely outlook. This room is further enhanced by a recently renovated en-suite, finished to a high standard with a sleek walk in shower, with a combination of both herringbone style tiling and elegant white marble effect tiling, and modern black fittings that create a luxurious, hotel like feel.

Across the hallway, bedroom three is currently utilised as a beautifully styled nursery, enjoying peaceful views over the rear garden and finished in a soft, calming palette. Adjacent to this, bedroom two is another well proportioned double room, also positioned to the rear, making it ideal for family living, guests or flexible use as a home office.

Completing the upper level is the family bathroom, finished in contemporary grey tones with full height tiling, a modern three piece suite and a sleek shower over bath with a black framed screen, creating a stylish and practical space. There is also a useful storage cupboard located above the stairs, adding further convenience.

Dardanelles Road is situated within the Heartlands, one of Whitburn's most desirable developments. Local shops, supermarkets and everyday amenities are just a short distance away, while excellent schools, including Polkemmet Primary, St Joseph's Primary and Whitburn Academy, are within easy reach. For commuters, the nearby M8 motorway provides direct access to both Edinburgh and Glasgow in under an hour, making this a fantastic base for professionals and families alike.

Leisure opportunities are plentiful too, with Polkemmet Country Park only a short drive away. Here you'll find tranquil woodland walks, a café, play areas, a golf course and the much loved Scottish Owl Centre, perfect for family days out. The nearby golf club and surrounding green spaces add to the lifestyle appeal, offering a perfect mix of relaxation, recreation and connectivity.



Whitburn is a town situated between Glasgow and Edinburgh and is close to the M8 motorway network, making this an ideal commuter base for both cities. Within the town itself, there are a good selection of local shopping and banking facilities and two primary schools and a secondary school of good repute. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, café, and play area. The nearby town of Livingston offers a wider variety of shopping with the Livingston Centre and Designer Outlets.

Home Report Value- £270,000

EPC - B

Council Tax Band - E

Square Ft- 1044 / 97m2

Included in sale - Blinds, light fittings, EV charger, integrated fridge, freezer, dishwasher, oven/hob and washing machine

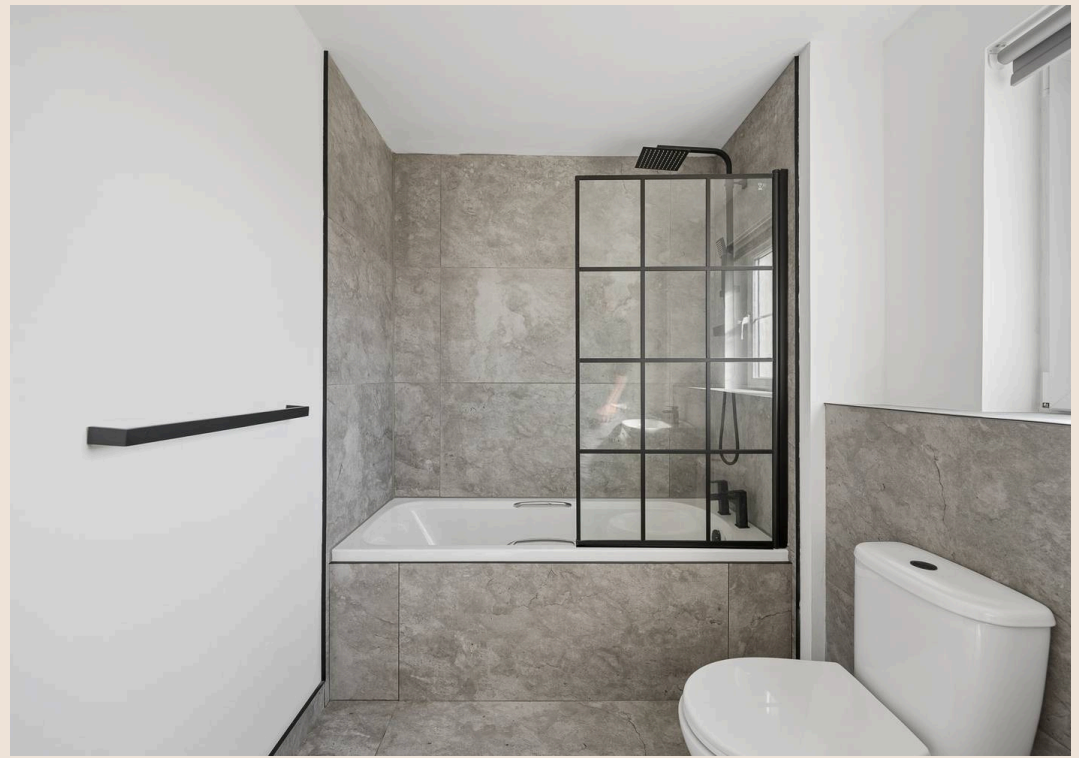
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- The "Erinvale" by Bellway
- Prime End Plot With Fantastic Privacy
- Immaculately Presented Show Home Finish
- Principle Bedroom With En- Suite & Juliet Balcony
- West Facing Garden With Spectacular Sunsets
- Close To Polkemmet Country Park And Leisure Amenities
- Fantastic Commuter Links To Edinburgh And Glasgow

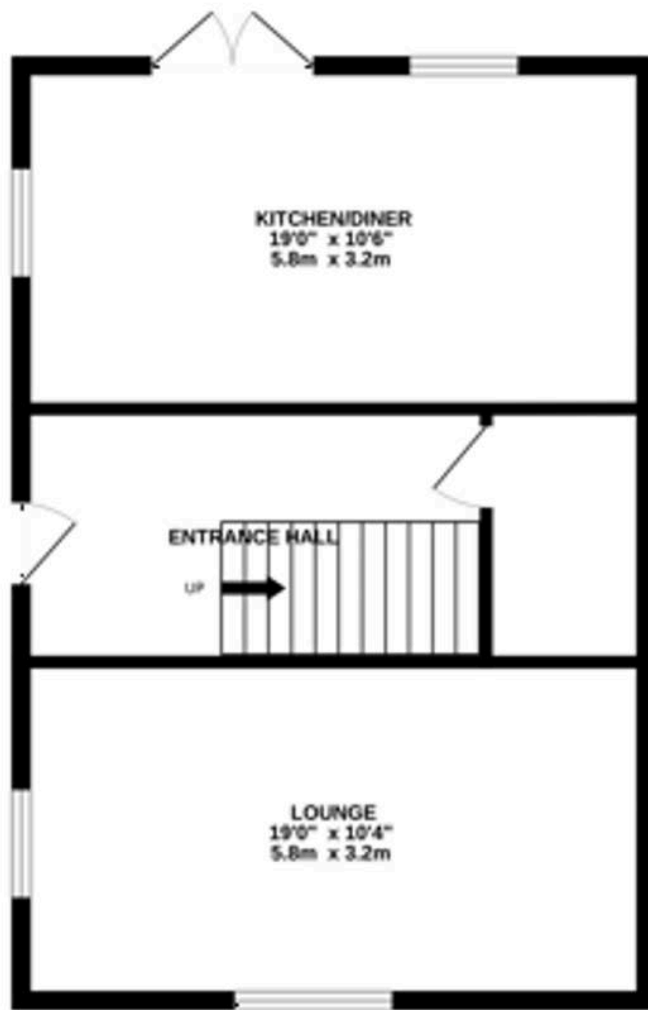
Driveway

2 Parking Spaces

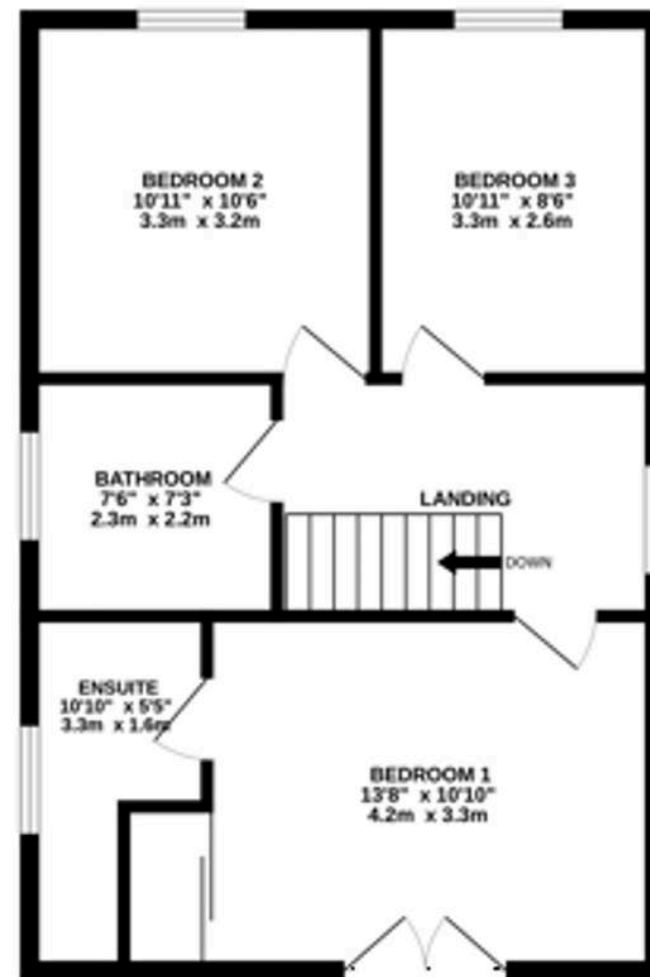




GROUND FLOOR



1ST FLOOR



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