



58 Loch Trool Way, Whitburn

Guide Price £155,000



58 Loch Trool Way

Whitburn

Set within a popular residential area, Loch Trool Way in Whitburn, is a beautifully presented three bedroom chalet bungalow which offers flexible and spacious accommodation, finished to a high standard throughout and perfectly suited to modern family living.

On entering the property, you are welcomed into a bright and inviting hallway, immediately setting the tone for the quality and style carried throughout the home. The hallway benefits from sleek, high gloss flooring and a contemporary staircase with glass balustrade and oak detailing, creating a striking first impression.

To the front of the property, the generous lounge provides a fantastic space for relaxation, featuring stylish laminate flooring, neutral décor and large windows fitted with elegant plantation shutters, allowing for excellent natural light while offering both privacy and a high end finish. The room is tastefully finished with modern touches, creating a warm yet contemporary living environment.

The heart of the home is the impressive kitchen, thoughtfully designed with a range of modern wall and base units in a soft grey tone, complemented by contrasting worktops and splashbacks. Integrated appliances, including oven and hob, enhance both functionality and style, while the layout provides ample preparation space. The kitchen comfortably accommodates a dining area, enhanced by bold feature wall décor, creating a vibrant and sociable space ideal for both everyday living and entertaining. A window with stylish plantation shutters further enhances the space, while direct access to the rear garden creates a seamless indoor outdoor flow.



The ground floor also hosts a well proportioned double bedroom, tastefully decorated and offering flexibility for use as a guest room, home office or additional living space. A modern shower room is conveniently located on the ground floor, fitted with a contemporary suite including a walk in shower enclosure, vanity unit and stylish tiling throughout.

Moving upstairs, the property offers two further generously sized bedrooms, both beautifully presented with soft carpeting, fresh décor and excellent proportions. One bedroom benefits from fitted mirrored wardrobes, providing excellent storage while enhancing the sense of space and light. The upper level is completed by a modern WC, finished in a clean, contemporary style.

Externally, the property continues to impress. To the rear, a fully enclosed garden offers a fantastic outdoor space, featuring a large paved patio area ideal for entertaining, alongside a well maintained lawn. The garden is bordered by fencing, providing privacy and security and further benefits from a garden shed for additional storage. To the front, a neatly presented garden adds to the home's kerb appeal.

Overall, this property is presented in true walk in condition, with modern décor, quality flooring and versatile living space throughout, making it an ideal purchase for a wide range of buyers.

Loch Trool Way is ideally situated close to a range of local facilities. Families will appreciate nearby schooling options including Whitdale Primary which is only a two minute walk from the property, as well as having St. Joseph's Primary School and Whitburn Academy nearby. Shops, cafes and essential services such as dentists and doctor surgeries are all within easy walking distance on Whitburn Main Street. The area offers plenty of leisure opportunities, including Whitburn Bowling Club and nearby parks and green spaces. Excellent transport links include regular bus services, quick access to the M8 motorway and Bathgate and Armadale railway stations just a short drive away, connecting commuters efficiently to Edinburgh and Glasgow.

Home Report Value- £160,000

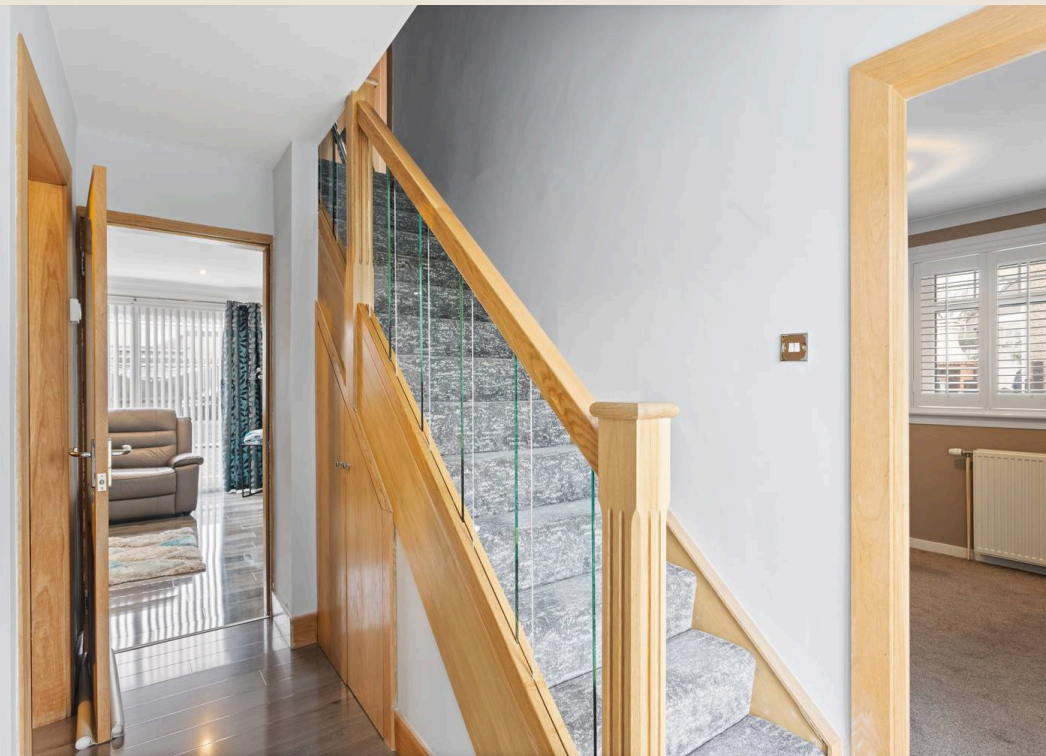
EPC - D

Council Tax Band - B

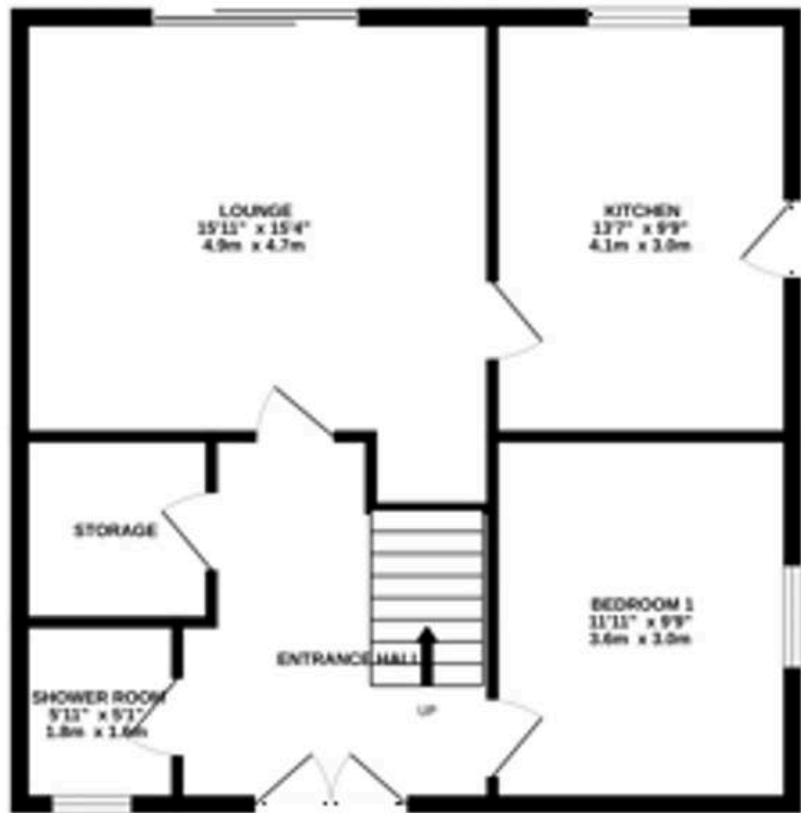
Square Ft- 947/ 88m2



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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 listed and no guarantee as to their operability or efficiency can be given.
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