



6 Riverbank Court, East Whitburn

Offers Over £475,000

# 6 Riverbank Court

## East Whitburn

Welcome to Riverbank Court, an exceptional four bedroom detached family home set within one of East Whitburn's most prestigious and highly sought after areas. Occupying a generous plot with an extensive monoblock driveway, detached double garage and beautifully landscaped gardens, this outstanding home offers the perfect blend of luxury, practicality and timeless style. Every room has been thoughtfully upgraded, creating a home that is equally suited to modern family life as it is to entertaining.

Stepping through the front door, you're welcomed by a bright and spacious reception hallway where beautiful oak flooring, solid oak doors and an elegant staircase immediately set the tone for the quality that continues throughout the home.

To your left is the family room, a warm and inviting space designed for everyday living. A bespoke media wall with contemporary dark wood slatted panelling creates an impressive focal point, while the large bay window allows natural light to pour in throughout the day. Whether it's movie nights with the family or simply somewhere to unwind, this is a room you'll naturally gravitate towards.

Returning to the hallway and continuing through the property, you'll find the formal lounge. Beautifully proportioned and finished with elegant wall panelling, bespoke cabinetry and luxurious carpeting, this room offers a quieter retreat away from the main living space. It's the perfect setting for entertaining guests, celebrating special occasions or simply relaxing with a good book at the end of the day.

At the heart of the home lies a truly spectacular open plan kitchen, dining and family room, thoughtfully designed to bring everyone together. This is the space where everyday family life happens, while also offering everything needed for effortless entertaining.

The kitchen has been beautifully finished with timeless shaker style cabinetry, luxurious quartz worktops, premium integrated appliances and an impressive central island incorporating breakfast seating, additional storage and an induction hob. Brass ironmongery, feature lighting and a Belfast sink complete what is an incredibly stylish yet practical space.

The dining area comfortably accommodates a substantial family dining table before flowing seamlessly into the relaxed seating area. A contemporary media wall with feature electric fire creates a stunning focal point, while large windows and patio doors flood the room with natural light and open directly onto the rear decking, creating a wonderful connection between the inside and outside of the home.



Just off the kitchen is a spacious utility room, providing further worktop space, excellent storage and room for laundry appliances, helping to keep everyday family life organised.

Returning to the reception hallway, you'll also find a generous home office. Beautifully presented with bespoke fitted storage, this versatile room is ideal for those working from home but could just as easily become a playroom, hobby room or even a fifth bedroom if required.

A stylish downstairs WC completes the ground floor.

Making your way upstairs, the spacious landing leads to four beautifully presented double bedrooms, each offering generous proportions and an abundance of natural light.

The principal suite is a true sanctuary. The bedroom itself is beautifully presented and enjoys access onto a private balcony overlooking the front of the property, providing the perfect place to enjoy a morning coffee. Leading off the luxurious en-suite bathroom, a bespoke walk-in dressing room offers an exceptional amount of fitted storage.

Finished to an outstanding standard, the en-suite has a real boutique hotel feel, complete with a freestanding bath, oversized walk-in rainfall shower, floating vanity unit and elegant marble effect tiling, creating the perfect place to relax and unwind after a long day.

Bedroom two is another generous double room, complete with fitted mirrored wardrobes and plenty of space for additional furniture.

Bedrooms three and four are both excellent sized doubles, beautifully presented and ideal for children, teenagers or guests, while still offering flexibility for those requiring additional office or hobby space.

Completing the first floor is a beautifully finished family shower room, fitted with a contemporary suite, quality tiling and a spacious walk-in shower.

Externally, the property is every bit as impressive as the interior. The beautifully maintained south facing rear garden has been designed with both relaxation and entertaining in mind. A generous raised timber deck spans the rear of the home, creating the perfect setting for outdoor dining, summer barbecues or simply enjoying the sunshine.



The expansive lawn provides plenty of space for children to play, while the combination of quality timber fencing and mature surroundings offers a wonderful sense of privacy. Completing the outdoor space is the detached double garage, providing excellent storage in addition to secure parking

To the front, the property enjoys exceptional kerb appeal with professionally landscaped gardens, an extensive monoblock driveway providing parking for multiple vehicles and a detached double garage. Set within a quiet cul de sac of individually designed executive homes, the property immediately conveys the quality and prestige that Riverbank Court is renowned for.

Beautifully presented throughout and finished to an exceptional standard, this outstanding family home effortlessly combines elegant interiors, versatile living space and stunning outdoor areas. From the thoughtfully designed living accommodation to the luxurious principal suite and impressive open plan kitchen, every detail has been carefully considered to create a home that is both stylish and practical. Set within one of East Whitburn's most prestigious addresses, this is a rare opportunity to acquire a truly special home in a location where properties of this calibre seldom come to market.

Riverbank Court enjoys an enviable position within the exclusive Redmill area in East Whitburn, one of West Lothian's most desirable residential locations. Known for its executive homes, peaceful surroundings and strong sense of community, Redmill offers the perfect balance of countryside living with excellent everyday convenience.

The nearby village of Whitburn provides a fantastic range of local amenities, including supermarkets, cafés, restaurants, independent shops, healthcare facilities and leisure amenities, ensuring everything needed for day-to-day living is close at hand. Families are particularly well catered for, with highly regarded primary and secondary schools nearby, including Whitdale Primary School, Croftmalloch Primary School and Whitburn Academy.



For those who enjoy the outdoors, the surrounding area offers an abundance of scenic woodland walks, cycling routes and open green spaces, making it ideal for families, dog walkers and anyone looking to enjoy an active lifestyle.

Despite its peaceful setting, Redmill is exceptionally well connected. The M8 motorway is just minutes away, providing swift access to both Edinburgh and Glasgow, making this an ideal location for commuters. Nearby railway stations at Armadale and Bathgate offer regular rail services to both cities, while Edinburgh Airport can be reached in around 25 minutes by car.

Combining the tranquillity of an established executive development with outstanding transport links, excellent schooling and a wealth of local amenities, Riverbank Court offers an exceptional lifestyle in one of West Lothian's most sought after locations.

Home Report Value- £480,000

EPC - B

Council Tax Band - G

Square Ft- 2583/ 240m2

#### Driveway

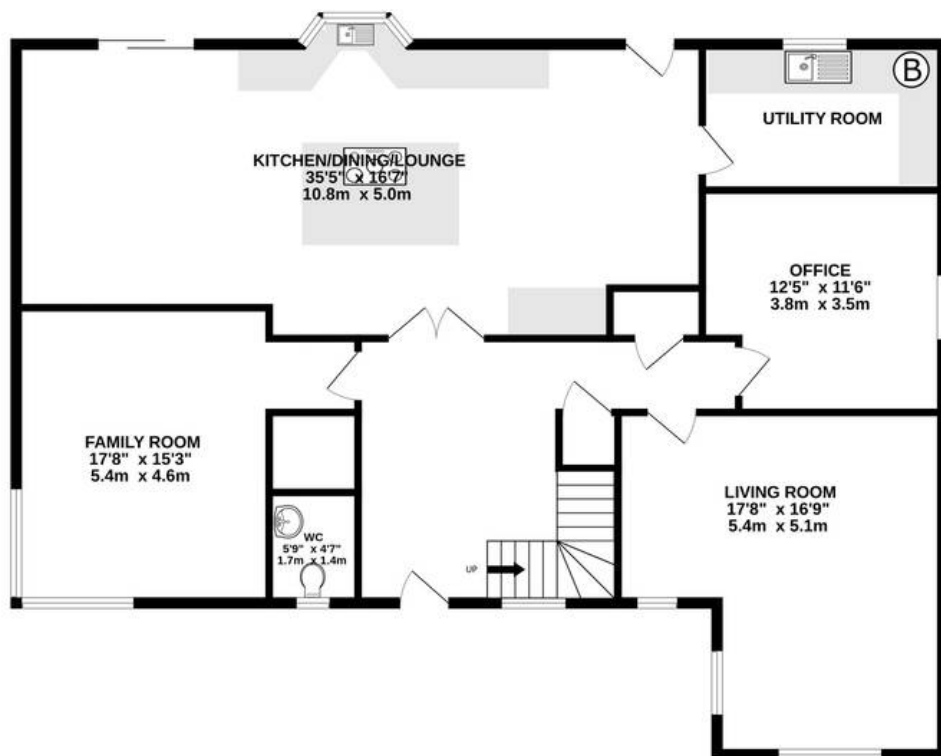
5 Parking Spaces

- Prestigious Executive Home Within a Highly Sought After Area
- Four Generous Double Bedrooms, Three Reception Rooms And A Dedicated Home Office
- Stunning Open Plan Kitchen, Dining & Family Room With Quartz Worktops And Central Island
- Luxurious Principal Suite Featuring A Walk-In Dressing Room, Private Balcony And Spa Style En-Suite
- Beautifully Landscaped Rear Garden With Extensive Decking, Detached Double Garage And Multi-Car Driveway
- Exceptional Finish Throughout With Solid Oak Doors, Bespoke Joinery And High Quality Upgrades
- Minutes From The M8 Motorway, Offering Excellent Connectivity Across Central Scotland

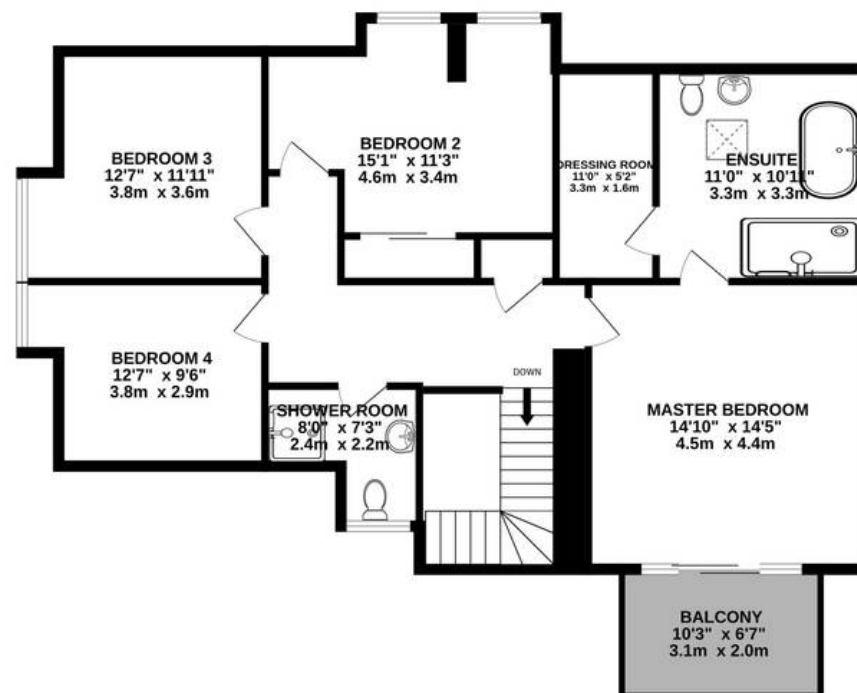




GROUND FLOOR



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

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