



34 Bridgeside Avenue, Whitburn

Offers Over £185,000



34 Bridgeside Avenue

Whitburn

Beautifully renovated and presented in true move in condition, this impressive three bedroom semi detached home on Bridgeside Avenue offers stylish, spacious accommodation alongside a superb west facing rear garden. Finished in a fresh, contemporary palette throughout and offered to the market chain free, the property is an excellent opportunity for buyers looking for a home where the hard work has already been done.

The entrance hallway creates a bright and welcoming first impression, with crisp neutral décor and soft carpeting setting the tone for the accommodation beyond. From here, the layout flows naturally to the ground floor rooms, with the staircase leading to the upper level.

The lounge is an excellent size, extending to over 4.5 metres in length and filled with natural light from the generous window. Freshly decorated and finished with plush carpeting, its excellent proportions provide plenty of flexibility for both relaxing and entertaining.

Flowing from the lounge is the newly fitted kitchen, which brings a stylish contemporary finish to the home. Sleek cabinetry is complemented by warm wood effect worktops, contrasting black accents and an integrated oven and hob, while herringbone effect flooring adds a lovely finishing touch. There is ample space for dining, and a rear door provides direct access to the garden, making this a wonderfully sociable and practical space.

Bedroom three is conveniently positioned on the ground floor and is a well proportioned room overlooking the front of the property. Also on this level is the beautifully finished shower room, complete with contemporary tiling, a curved shower enclosure, WC and wash hand basin.



Upstairs, there are two particularly generous double bedrooms, both offering excellent proportions and the added benefit of built in storage. Fresh neutral décor and soft carpeting continue throughout, giving the upper floor the same immaculate finish as the rest of the property.

Outside, the property enjoys a low maintenance front garden, while the rear garden is undoubtedly one of the home's standout features. Generous in size and enjoying a desirable west facing aspect, the garden features a paved patio leading onto an expansive lawn, with an attractive open outlook towards greenery beyond. It is a fantastic setting for outdoor dining, entertaining and making the most of the afternoon and evening sun.

Renovated throughout and beautifully presented, this is a superb three bedroom home combining generous accommodation, stylish interiors and an impressive west facing garden. Offered chain free and ready for its next chapter.

Bridgeside Avenue is well positioned within the popular West Lothian town of Whitburn, offering a convenient setting for families and commuters alike. Croftmalloch Primary School is within easy walking distance of the property, while a local shop within the surrounding area is ideal for everyday essentials.

Whitburn offers a good range of amenities including supermarkets, independent shops, cafés and healthcare facilities. For leisure, Xcite Whitburn provides excellent local fitness and recreational facilities, while the beautiful Polkemmet Country Park is just a short distance away, offering woodland walks, open green spaces, a golf course and plenty of opportunities to enjoy the outdoors.

The town is also ideally placed for commuters, with easy access to the M8 providing straightforward connections towards both Edinburgh and Glasgow. Nearby Armadale and Bathgate railway stations offer further transport links, while Livingston is within easy reach for an extensive choice of shopping, dining and leisure facilities.

With schooling, everyday amenities, leisure facilities and excellent transport connections all close at hand, Bridgeside Avenue is a fantastic location for a wide variety of buyers.

Home Report Value- £190,000

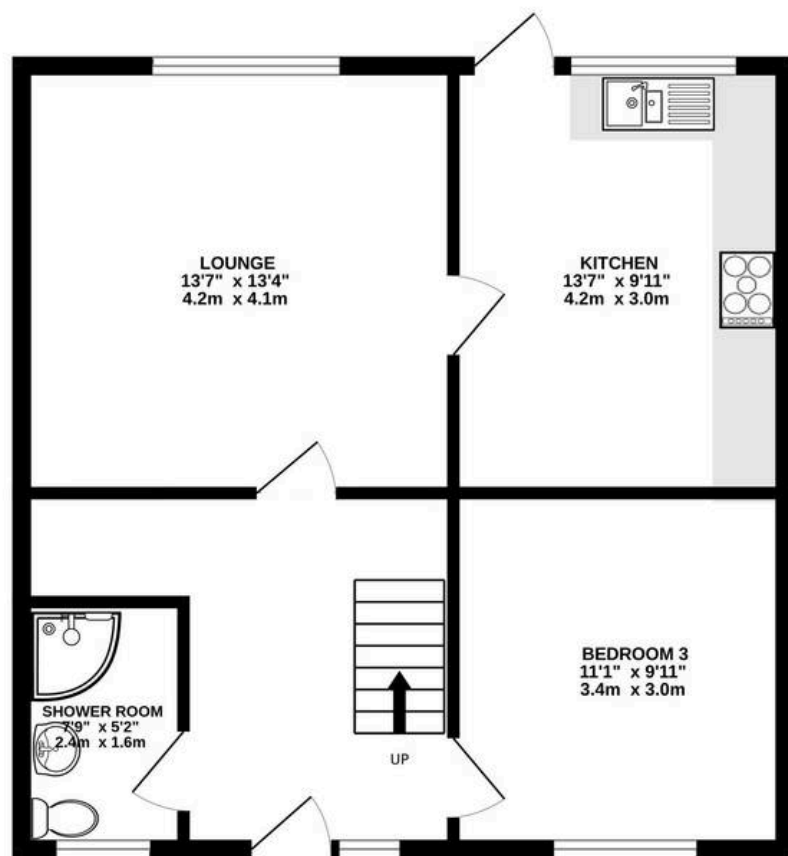
Square Ft- 926/ 86m2

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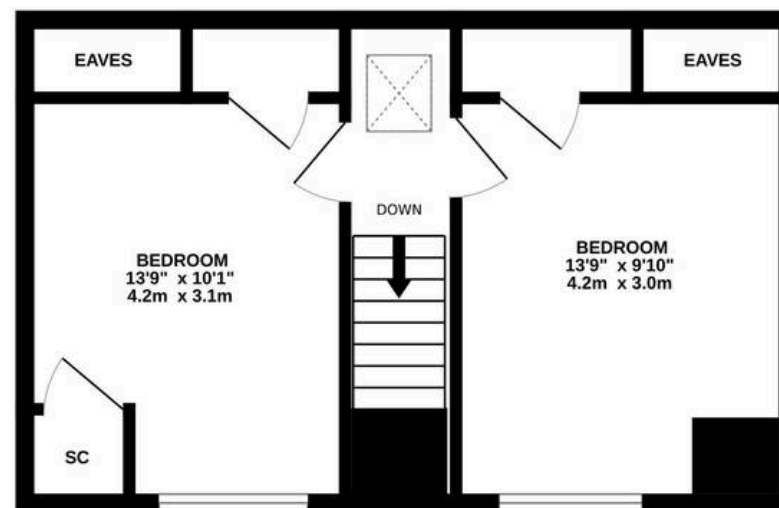




GROUND FLOOR



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