



Rigghouse Road, Whitburn, Bathgate, West Lothian, EH47 0SG



****STUNNING 4 BEDROOM DETACHED VILLA****

This is a 'Must See' on your viewing list!

Janice Bennie and RE/MAX Property proudly present this exquisite 4-bedroom detached villa, nestled in the sought-after Heartlands development of Whitburn. Ideally located just moments from the town center and overlooking the scenic Polkemmet Country Park, this home epitomizes modern living.

Situated on a prime plot within a friendly cul-de-sac, this immaculate residence boasts a 'show home' presentation, exuding style and sophistication. Designed with the modern family in mind, it offers flexible accommodation suitable for all lifestyles and sizes. The property features airy and adaptable living spaces, including four spacious bedrooms, a large lounge, kitchen/dining room, utility room, two bathrooms, and a W.C. Outside, a sizable, enclosed garden and an expansive driveway leading to the integral garage provide ample space for outdoor enjoyment and parking, accommodating up to three vehicles.

Adding to its appeal, the property benefits from solar panels on the south-facing elevation, enhancing energy efficiency and reducing utility costs. The town of Whitburn has a full range of shops, supermarkets, financial services, doctor's surgery, bars, restaurants, pre/primary and secondary schooling with recreational facilities including a leisure centre, swimming pool and country parks with Livingstons Almondvale Shopping Centre and Designer Outlet approx. 7 miles away which is within easy access and hosts a full range of high street stores, a multi-screen cinema, 24 hour supermarkets, bars and restaurants. The new motorway interchange is already in place giving Whitburn two access points directly to the M8 providing excellent commuting links to both Glasgow and Edinburgh with Armadale Train Station approx. 2.7 miles away providing a frequent and timely service to Edinburgh and Glasgow.

The home report can be downloaded from the website.

Tenure - Freehold Council Tax Band – E
Factor Fee - £100 deposit held and approx. £8 p.m.





Entrance Hallway - 5' 11" x 4' 3" (1.81m x 1.30m)

Step inside through the composite door with the glazed side panel in the inviting hallway flooded with natural light. Illuminated with a centre light, the space features luxury engineered wood flooring and a radiator for comfort. From here, you can access the lounge, dining kitchen, downstairs WC, and ascend the stairs to the upper level.

Lounge - 14' 9" x 17' 2" (4.49m x 5.23m)

Enter the welcoming lounge, a contemporary haven offering picturesque views of the property's frontage. Sunlight streams in through the windows, enhancing the modern atmosphere of the room. Enhanced by luxury engineered wood flooring, and feature fireplace with a glass-configured front and sides, adding a touch of sophistication and warmth the space radiates comfort and elegance, beckoning you to unwind. The lounge effortlessly transitions into the kitchen/dining area through a half-panel glass door, allowing for ample natural light. A central light fixture illuminates the space, accompanied by a wall-mounted radiator. A striking staircase serves as a focal point, leading upstairs to the remainder of the property with a handy cupboard underneath to provide additional storage.

Kitchen/Dining Room - 17' 10" x 9' 9" (5.44m x 2.98m)

Enter this striking room with a window overlooking the rear of the property. It boasts a contemporary design featuring base and wall units complemented by high-end granite worktops, exuding luxury and elegance, and a stainless-steel sink paired with a chrome mixer tap. Integrated appliances include a gas hob, double electric oven, extractor fan, fridge/freezer and dishwasher. Illuminate your culinary endeavours with downlighting and under-unit lights, while ceramic floor tiles and radiator add sophistication. French doors lead out to the expansive rear garden, seamlessly expanding your living space outdoors. With ample room for a dining table and chairs, this room is ideal for both daily meals and entertaining guests.

Utility Room - 6' 2" x 5' 3" (1.87m x 1.61m)

Convenient space featuring a half-glazed composite door that opens onto the rear garden. It includes base and wall units, complemented by matching worktops. There's ample room for a freestanding washing machine as well as a tumble dryer. Illuminated by a central light fixture, the room is finished with ceramic tiled flooring and provides access to the downstairs WC.

Downstairs W.C. - 6' 2" x 4' 2" (1.87m x 1.27m)

Contemporary and recently refreshed, this room features a white WC and a sink with a sleek chrome mixer tap all set on a vanity unit offering additional storage. A standout feature wall with modern splashback tiling adds an extra touch of style to the space. Illumination is provided by a central light fixture, and an opaque window to the side of the property, while ceramic tiled flooring contributes to the modern aesthetic. Complete with an extractor fan and radiator for added convenience and comfort.

Upstairs Hallway - 14' 2" x 10' 11" (4.33m x 3.33m)

The large upstairs galleried hallway serves as the central hub connecting all rooms in the upstairs area of the house. Ascend the carpeted stairs, where comfort meets style, guiding you to the upper level with ease. The hallway itself boasts sleek carpet flooring, adding a touch of luxury to the space.

Bedroom 1 - 13' 9" x 9' 9" (4.19m x 2.98m)

Welcome in the luxurious master bedroom, where contemporary elegance meets cosy comfort. Situated at the front of the house, this haven offers tranquil views of the surrounding area, inviting you to unwind and relax in style. There is a plush carpeted floor with wall length built-in wardrobes providing ample storage while also enhancing the sense of space and light. With access to the en suite just a few steps away, convenience meets luxury seamlessly.

En Suite - 4' 1" x 6' 11" (1.25m x 2.1m)

Step into this impressive room featuring an opaque window overlooking the front of the property. It includes a modern white WC, sink set on pedestal with a sleek chrome mixer tap, and a spacious walk-in shower with a mains operated shower. Illumination is provided with a central light fitting equipped with a fan. The space is finished part tiled walls and with easy-to-clean vinyl flooring, and a wall mounted radiator.

Bedroom 2 - 9' 9" x 10' 10" (2.98m x 3.31m)

Step into this stylish double bedroom with views overlooking the rear of the property. Soft carpeted flooring adds comfort, while a central light fixture and wall-mounted radiator ensure both style and functionality. Plus, enjoy the convenience of a built-in wardrobe for ample storage space.

Bedroom 3 - 9' 9" x 9' 9" (2.97m x 2.96m)

Welcome to the charming third bedroom, offering delightful views overlooking the front of the property. Soft carpeted flooring invites you to sink your feet in comfort as you enter. A centrally placed light fixture illuminates the room, casting a warm ambiance throughout.

Bedroom 4/Home Office - 9' 3" x 9' 9" (2.81m x 2.98m)

Step into bedroom 4, currently repurposed as a functional home office space. Enjoy serene views over the rear of the property, providing a tranquil backdrop for productivity. Soft carpeted flooring adds a touch of comfort underfoot, creating a cosy atmosphere conducive to work or study. With versatile layout options, there's ample space for freestanding furniture to customise the room according to your needs and preferences.

Family Shower Room - 8' 10" x 5' 11" (2.68m x 1.81m)

Welcome to the family shower room, a space designed for both convenience and comfort. Step into the generously sized shower enclosure, equipped with an overhead mains-operated shower. The walls are partially tiled, adding a touch of style and practicality to the room which provides an elegant backdrop for the white sink and sleek white push-button WC, contributing to the modern aesthetic of the space. The flooring is laid with durable vinyl, ensuring both resilience and easy maintenance. A central light fixture illuminates the room, creating a bright and welcoming ambiance. An opaque window to the rear of the property allows natural light to filter in while maintaining privacy.

Front of Property

At the front of the property, set back from the road, enjoy the added benefit of panoramic views of the development. A spacious mono bloc driveway, capable of accommodating three vehicles, leads to the front of the home and a single garage. Additionally, this property boasts expansive views of the development, including a large area of green space, enhancing the overall appeal of the surroundings.

Rear Garden

Welcome to the south-facing rear garden, recently transformed with a sleek landscape design. Accessed conveniently through the French doors or the side gate, this outdoor oasis beckons for relaxation and enjoyment. Featuring a raised area and a charming garden room, it offers versatile spaces for entertaining or unwinding in the sunshine. The garden is adorned with astro turf-style grass, providing the beauty of lush greenery without the hassle of maintenance. Whether hosting gatherings or simply basking in the tranquility, this meticulously landscaped garden promises both comfort and convenience for all occasions.





“Nobody in the world sells more property than RE/MAX”



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



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