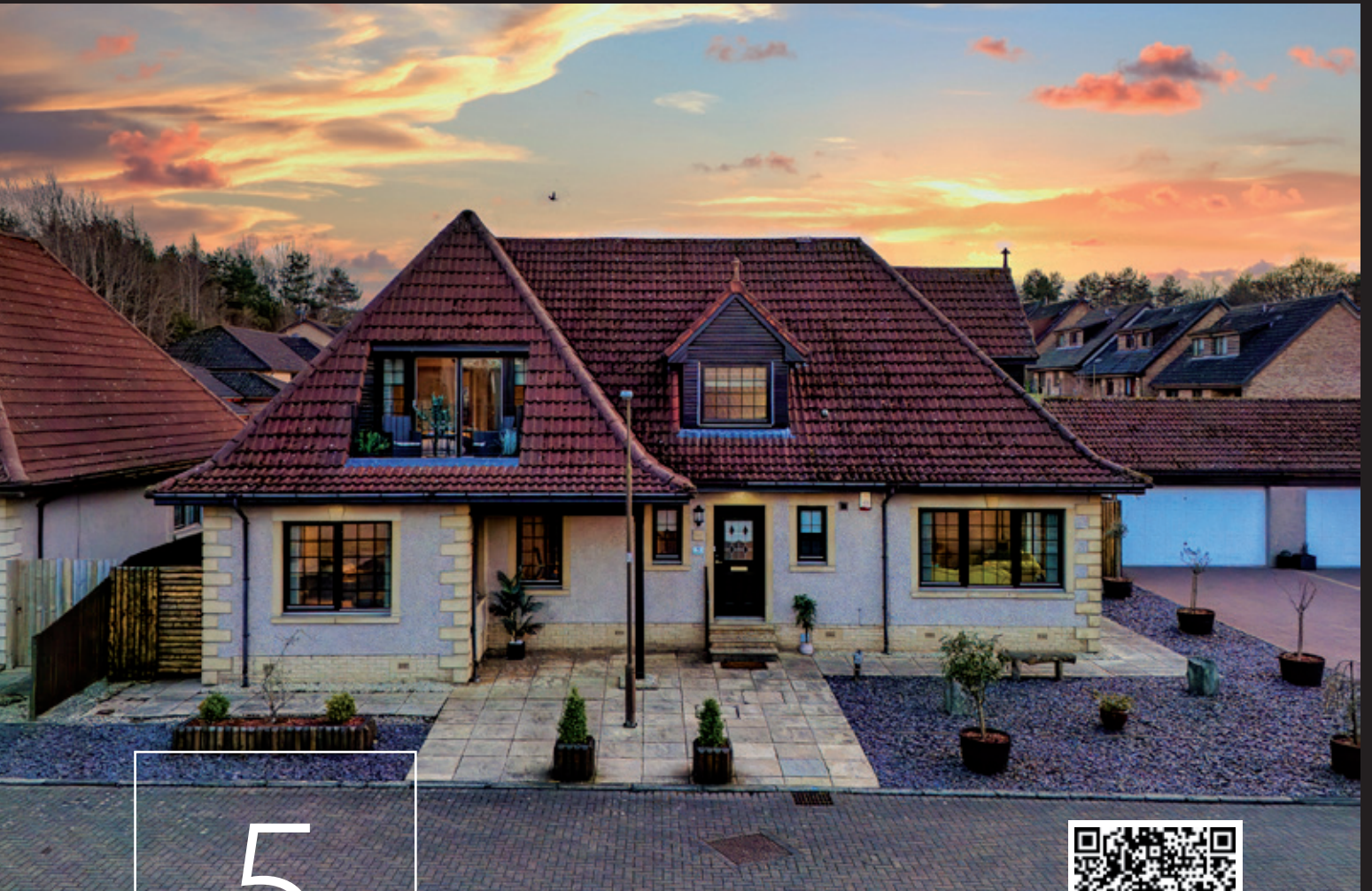


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5 Riverbank Court, East Whitburn, EH47 0FD

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Riverbank Court, East Whitburn



Positioned within an exclusive development on the edge of East Whitburn, this is a truly exceptional five-bedroom family home boasting four living and reception areas, an expansive south-facing garden, driveway, and double garage.

The property features a dual-aspect living room with an adjoining dining room leading to the south-facing garden, a design-led spacious kitchen with adjacent utility; a family room that could double as a home office; a light-filled and stylish lounge; a ground floor WC; a luxurious principal double bedroom with a private balcony and en-suite bathroom; four double bedrooms, all of which include built-in wardrobes; and a family shower room.

Externally, the property's south-facing garden complete with a summerhouse and hot tub bordering a neat astroturf lawn and paving, is a tranquil retreat.

What's special about this house

- Impeccably presented dual-aspect living room with French doors opening into the dining room. The interior exudes sophistication with handsome wooden flooring and a living flame gas fireplace nestled under an oak mantle.
- Vehicle charging point in the garage – Intruder alarm and CCTV.
- Striking contemporary kitchen adjacent to the dining room and overlooking the rear garden. Bespoke under-base-lit cabinetry finished in a soft blue with silver hardware and white worktops is centred around a focal island that houses a gas hob with ceiling extractor hood. Further high-spec integrated appliances include an eye-level double oven. The space effortlessly accommodates a cosy snug while the streamlined adjoining utility room leads to the garden.
- Bright dining room leading to the south-facing rear garden.
- A stylish lounge provides the perfect setting for family life.
- Luxurious principal double bedroom enhanced by a private balcony, built-in wardrobes, and a stylish en-suite bathroom.
- South-facing garden with an idyllic summerhouse and a desirable hot tub bordering a neat lawn and patio area. Running the width of the house, it is perfect for family gatherings and entertaining.
- Monoblock driveway and double garage with power.
- Large floored attic.









Location and Amenities

- Whitburn town centre provides a wide variety of convenience stores, supermarkets, bustling pubs, restaurants, and a popular leisure centre with a swimming pool, softplay, and a state-of-the-art gym
- Ideal commuter location close to the M8 with easy access to Edinburgh (22 miles) and Glasgow (25 miles); the M9 is a short drive away
- Bathgate Railway Station with regular links to Edinburgh and Glasgow is a 10-minute drive
- Edinburgh Airport is just 14 miles away
- Scenic green spaces on the doorstep including Polkemmet Country Park and Blaeberry Woodland
- Near to family-friendly recreational activities such as Xcite Whitburn Leisure Centre, Five Sisters Zoo, and Almond Valley Heritage Centre
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (6 miles)

“Exceptional five-bedroom home, presenting a rare turn-key opportunity in a peaceful West Lothian cul-de-sac.”

Home Report valuation	£460,000
Internal floor area	251m ²
School catchment	Whitdale Primary School, Whitburn Academy
EPC Rating	Band C
Council tax band	Band G
Train station	Bathgate (3.4 miles), Armadale (3.4 miles), Addiewell (3.4 miles)

Extras

All floor coverings, all light fittings, all blinds, all curtains, washing machine, tumble dryer, integrated oven/hob, dishwasher, fridge/freezer, garden furniture, hot tub, summerhouse with a built in bar and TV, and EV charger in the garage. Additionally, there is a possibility to buy a 75 inch TV in the sitting room, an American fridge/freezer, and summerhouse furniture at a small cost.

Ground Floor



First Floor



TOTAL FLOOR AREA: 250.6 sq.m. (2607 sq.ft.) approx.
Made with Metropac 12/2011



Dimensions

Ground Floor

Lounge	5.10m x 5.24m
Sitting Room	4.99m x 5.39m
Family Room	3.60m x 3.66m
Kitchen/Diner	5.10m x 6.39m
Dining Room	4.05m x 4.39m
Utility Room	2.18m x 3.66m
Double Garage	5.02m x 5.10m

First Floor

Bedroom 1	4.48m x 4.48m
Ensuite	3.01m x 3.32m
Balcony	1.98m x 3.15m
Bedroom 2	3.39m x 4.22m
Bedroom 3	2.86m x 3.55m
Bedroom 4	3.16m x 3.38m
Bedroom 5	3.00m x 3.38m

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Gillian Greenwell
Director

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.