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10 Barns Court, East Whitburn, EH47 8ET

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Barns Court, East Whitburn



Quietly nestled in an exclusive and coveted East Whitburn courtyard development backing onto scenic woodlands, this exceptional four-bedroom detached villa boasting a beautifully landscaped garden, double garage and driveway presents a rare opportunity.

The 3873 sq.ft layout has been thoughtfully designed to provide bright, generous and versatile family accommodation throughout and includes a south-east-facing living dining room leading to the conservatory; contemporary dining kitchen opening to the rear garden and featuring an adjoining utility; a versatile playroom; an enviable sauna with shower room; stunning principal double bedroom boasting an en-suite and walk-in wardrobe; three double bedrooms (one including an en-suite); a flexible reception room with garden-facing balcony; and a WC.

What's special about this house

- Generously proportioned living dining room leading to the conservatory. Boasting a stone chimney breast, and an open fire this delightful space overlooking the rear garden exudes a sense of comfort, space, light, and warmth.
- Light-filled dining kitchen with an adjoining utility room. Under-base-lit wall and floor units are complemented by stainless steel hardware, and high-spec integrated appliances including an induction hob, extractor hood, eye-level grill, and oven. The dining area opens to the rear garden through sliding patio doors offering a seamless indoor and outdoor connection.
- A versatile and sizeable dual-aspect playroom or family room.
- Comfortable and bright first-floor reception room with a rear garden-facing balcony.
- Spectacular principal double bedroom enjoying a south-west-facing outlook over the garden. Showcasing a walk-in wardrobe it also features an en-suite shower room.
- Beautifully landscaped mature front and rear gardens. To the rear, the expansive garden combines a manicured lawn with flowering borders, established shrubbery, manicured hedging, pathways, and a monoblock paved alfresco seating and dining area.
- Monoblock driveway and detached double garage for off-street parking.









Location and Amenities

- Catchment for Whitdale Primary School and Whitburn Academy.
- The village provides a local convenience store and community hall.
- Whitburn town centre provides a wide variety of convenience stores, supermarkets, bustling pubs, restaurants, and a popular leisure centre with a swimming pool, and a state-of-the-art gym.
- Ideal commuter location close to the M8 with easy access to Edinburgh (24 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Bathgate Railway Station with regular and swift links to Edinburgh and Glasgow is a 10-minute drive.
- Edinburgh International Airport is just 15 miles from the property.
- Scenic green spaces on the doorstep including Polkemmet Country Park and Blaeberry Woodland.

“Exceptional detached four-bedroom villa spanning 3873 sq ft to provide thoughtfully designed family accommodation in a coveted West Lothian setting.”

Home Report valuation £600,000

Internal floor area 359 m²

School catchment St Josephs' RC Primary School, Whitdale Primary School, and Whitburn Academy

EPC Rating Band C

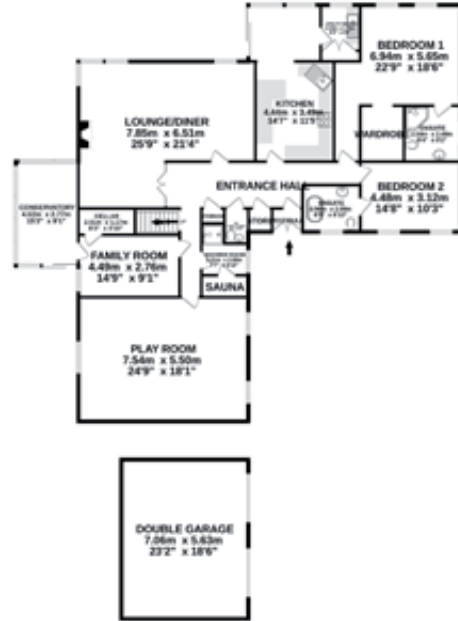
Council tax band Band G

Train station Armadale Station

Extras

All floor coverings, all blinds, and all curtains are included.

Ground Floor



First Floor



Dimensions

Ground Floor

Lounge/Diner	7.85m x 6.51m
Kitchen	4.44m x 3.49m
Utility Room	2.03m x 1.75m
Play Room	7.54m x 5.50m
Family Room	4.49m x 2.76m
Conservatory	4.62m x 2.77m
Bedroom (1)	6.94m x 5.65m
Ensuite	2.54m x 2.48m
Bedroom (2)	4.48m x 3.12m
Ensuite	2.56m x 2.08m
Shower Room	2.31m x 2.08m
WC	1.56m x 1.06m

First Floor

Reception Room	5.63m x 5.43m
Bedroom (3)	5.00m x 4.21m
Bedroom (4)	6.28m x 3.48m
Shower Room	1.61m x 1.54m

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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.