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Reveston Steadings, Whitburn, EH47 9AN

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Reveston Steadings, Whitburn



Reveston Steadings is an immaculately presented four-bedroom home set in a peaceful rural setting in Whitburn with flexible spaces to accommodate any stage of family life.

A modern front door opens into a spacious and welcoming double height entrance hallway, from which all principal ground-floor accommodation is accessed. The large feature window and roof light flood the space with natural light. The heart of the home is a superb open-plan kitchen, dining and living area designed for modern living and entertaining. Also on the ground floor is a double bedroom and a stylish shower room, finished to a high standard.

The remaining accommodation continues to impress on the first floor. The principal bedroom is a generously proportioned retreat, featuring a full wall of built-in storage, a contemporary en-suite shower room, and a Juliet balcony that floods the space with natural light. Two further double bedrooms are also located on this level, both benefitting from built-in storage. The family bathroom is well appointed and includes a skylight. The galleried upper landing and feature mid-floor window ensure light fills the home with natural light throughout.

Externally, the property is equally well considered. The rear garden has been designed for ease and the front garden has been beautifully landscaped.

What's special about this house

- Immaculately presented four-bedroom home set in a peaceful rural setting in Whitburn.
- Open-plan kitchen, dining and living area designed for modern family living. The kitchen features extensive granite worktop space, sleek gloss grey cabinets, and a full suite of integrated appliances including a washing machine, dishwasher, oven, microwave, hob and extractor.
- Downstairs bedroom that is equally suited for use as a home office or further reception room.
- Master bedroom with built-in storage, Juliet balcony and a contemporary en-suite.
- Rear garden that has been designed for ease of maintenance, laid with decorative gravel and complemented by a patio area ideal for outdoor seating and dining.
- Air source heat pump providing an energy-efficient heating system with lower running costs and reduced environmental impact.
- Private driveway that leads to a car port providing covered parking for two vehicles, with the added benefit of a loft space above for further storage.



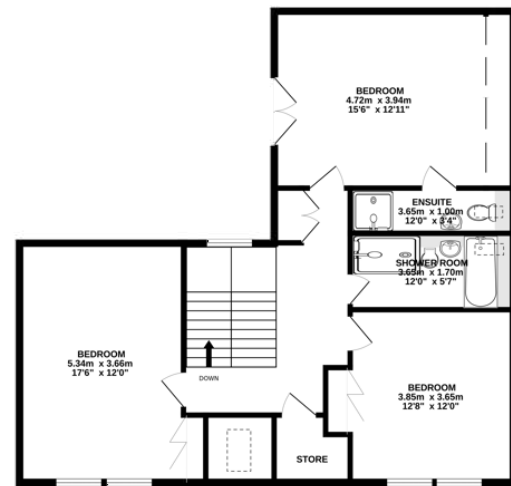
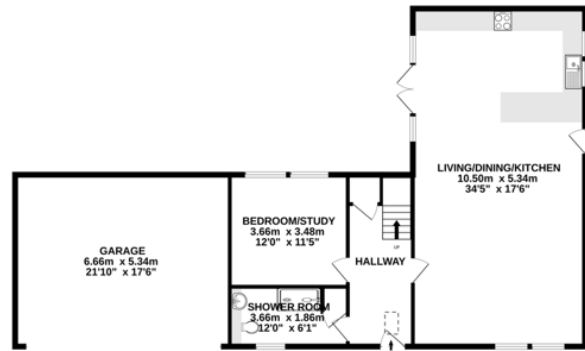
Location and Amenities

- Close proximity to the M8 motorway gives easy access to Edinburgh & Glasgow
- Rail connections from Armadale and Bathgate
- National and international flights from Edinburgh Airport - just 16 miles away
- The nearby town of Livingston offers excellent shopping opportunities with several retail parks and Designer Outlet
- Polkemmet Country Park encompasses woodland and riverside walks and other leisure pursuits

Extras

All floor coverings, oven/hob, dishwasher, washing machine, tumble dryer, and fridge/freezer are included.

Home Report valuation	£450,000
Internal floor area	208.4m ²
School catchment	Croftmalloch Primary School Whitburn Academy
Council tax band	F
EPC Rating	C
Train station	Armadale



Dimensions

Ground Floor

Living/Dining/Kitchen	10.50 x 5.34m
Bedroom/Study	3.66 x 3.48m
Shower Room	3.66 x 1.86m
Garage	6.66 x 5.34m

First Floor

Bedroom 1	4.72 x 3.94m
Ensuite	3.65 x 1.00m
Bedroom 2	5.34 x 3.66m
Bedroom 3	3.85 x 3.65m
Shower Room	3.65 x 1.70m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
Property Manager

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.