



REMAX
Property

68 Jubilee Road, Whitburn
Offers Over £99,000



Presented by Magda Hawkins REMAX, this superb two-bedroom flat is nestled in a well-established neighbourhood at the heart of Whitburn, offering easy access to local amenities, schools, and transport links.

The property is ideal for first-time buyers and families alike, combining a move-in ready condition with a thoughtful, modern layout.

The bright, south-facing living areas are flooded with natural light, creating a welcoming atmosphere throughout.

The contemporary kitchen is equipped with integrated appliances, providing both style and functionality for every-day living.

The flexible second bedroom can easily serve as a dedicated dining space, home office, or guest room, depending on your needs. Excellent storage solutions are found throughout the flat, ensuring a clutter-free environment.

A recently renovated bathroom features quality fixtures and a fresh, modern finish.

Additional benefits include off-street parking to the rear, offering convenience and peace of mind for residents.

Outside, the property boasts a generously sized, fully enclosed private rear garden, ideal for families, pet owners, and those who enjoy outdoor entertaining. Predominantly laid to lawn, the garden offers excellent useability and low maintenance, providing ample space for children to play or for keen gardeners to further enhance the outdoor environment. A raised timber decking area creates a defined seating and entertaining zone, perfect for summer dining or relaxing outdoors.

Timber fencing borders the garden, ensuring a good degree of privacy and security, while a garden shed adds valuable external storage for tools or outdoor equipment.

The level layout and open aspect make this an adaptable space with strong potential to personalise - whether you wish to create additional seating areas, play zones, or landscaped features to suit your lifestyle.

Private off-street parking to the rear of the property provides extra convenience, completing this highly appealing home in a sought-after Whitburn location.

Early viewing is highly recommended to fully appreciate all that this delightful flat has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Perfectly positioned within the heart of West Lothian, Whitburn offers an exceptional blend of connectivity, community, and value—making it one of the Central Belt’s most appealing locations for first-time buyers and families alike. Ideally situated between Edinburgh and Glasgow, the town provides effortless access to both cities via the nearby M8 motorway, with typical journey times of approximately 30–40 minutes. For those who prefer public transport, excellent rail connections are available from nearby Bathgate and Armadale, offering regular services to both city centres. A frequent express bus service, including the X18, further enhances daily commuting options. Whitburn is particularly well regarded for its strong sense of community and family-friendly environment. The area is served by a selection of reputable schools, including Whitburn Academy, alongside a number of well-established primary schools such as Croftmalloch Primary School, Polkemmet Primary School, Whithill Primary School and St Joseph’s Primary School—making it an ideal setting for growing families. Surrounded by scenic countryside, residents can enjoy outdoor pursuits at Polkemmet Country Park, offering woodland walks, open green space, and family leisure facilities. For a wider range of shopping, dining, and entertainment, the vibrant centres of Livingston and Bathgate are both within a short drive. Combining excellent transport links, respected schooling, and access to both urban and rural lifestyles, Whitburn continues to attract strong buyer demand—particularly from those seeking space, value, and long-term potential within easy reach of Scotland’s major cities.

Kitchen

10' 11" x 8' 7" (3.32m x 2.61m)

This beautifully designed modern kitchen features sleek gloss cabinetry and high-quality integrated appliances, including a five-burner gas hob, double oven, fridge, and washing machine. A stylish breakfast bar with seating for two creates the perfect space for casual dining or morning coffee. Dual-aspect south and east-facing windows flood the room with natural light, enhancing the neutral décor and contemporary feel. Additional highlights include a designer wall radiator, ceiling spotlights, efficient extraction fan, durable LVT-style flooring, ample storage, and plentiful power outlets—ideal for busy family life.



Living Room

14' 7" x 12' 0" (4.45m x 3.67m)

The generously sized living room offers a warm and welcoming space for relaxing or entertaining. A large south-facing double-glazed window ensures excellent natural light throughout the day. An elegant electric fireplace serves as a focal point, complemented by a neutral colour palette, central light fixture, radiator, and ample power outlets—making it both stylish and practical.

Master Bedroom

10' 11" x 12' 7" (3.33m x 3.84m)

This well-proportioned double bedroom overlooks the rear of the property, offering a peaceful retreat. It benefits from a double-glazed window, built-in storage cupboard, and two free-standing double wardrobes—providing excellent storage solutions. Additional features include a laminate flooring, central light fixture, radiator, and multiple power outlets for convenience.





Second Bedroom / Dining Room

7' 11" x 11' 5" (2.42m x 3.48m)

Currently used as a dining room, this versatile second double bedroom offers flexibility to suit your needs—whether as a bedroom, home office, or playroom. Overlooking the rear garden, it features a double-glazed window, laminate flooring, a large built-in storage unit, radiator, ample power outlets, and a ceiling light fixture.

Family Bathroom

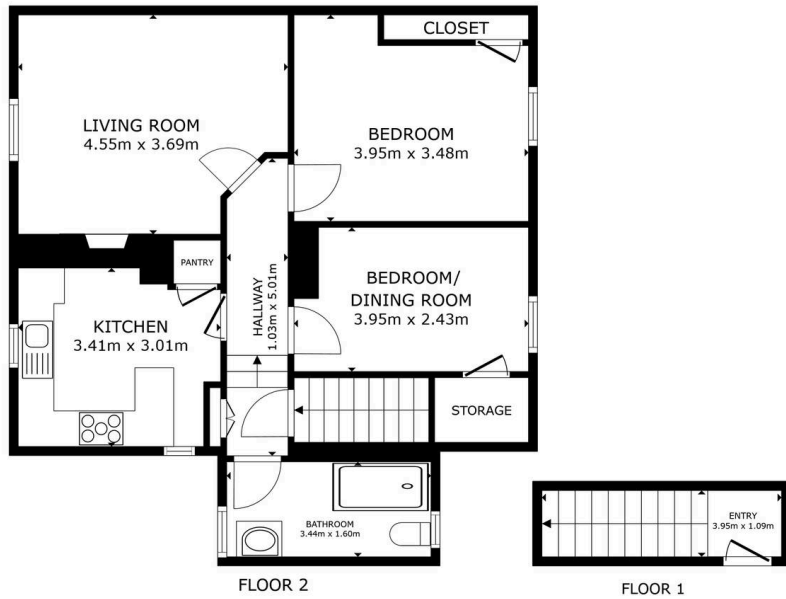
4' 10" x 11' 9" (1.47m x 3.57m)

Recently renovated to a high standard, the family bathroom boasts a contemporary three-piece suite with a spacious walk-in double shower. Finished in a modern high-gloss style, it includes integrated under-sink storage, chrome towel radiator, ceiling spotlights, and a sleek illuminated mirror—creating a bright and luxurious space.

Hallway

The entrance hallway features a modern UPVC front door leading into a bright and well-maintained space. Carpeted stairs transition seamlessly into a laminate-floored hallway, enhancing the flow between rooms. With a radiator and well-placed light fixtures, this area offers both practicality and a welcoming feel.





GROSS INTERNAL AREA
 FLOOR 1 4.3 m² FLOOR 2 68.7 m²
 TOTAL: 73.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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