



14 Loch Earn Way, Whitburn

RE/MAX SELECT



14 Loch Earn Way

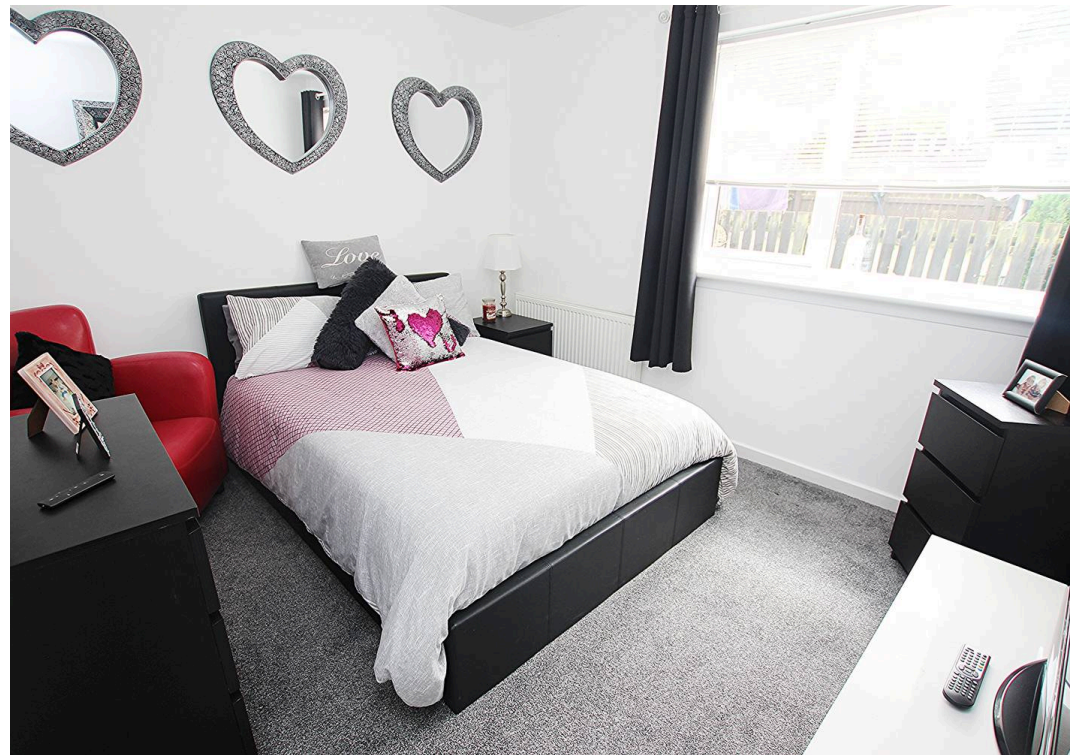
NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present this impeccably refurbished three-bedroom semi-detached residence, ideally positioned within the highly sought-after Loch Earn Way, Whitburn. Showcasing elegant contemporary interiors, a beautifully appointed chef-inspired kitchen, luxurious designer bathroom and private fully enclosed gardens, this exceptional home offers a refined blend of style, comfort, and practicality - making it a superb choice for those seeking their first home or a sophisticated step up the property ladder.

On the ground floor, a beautifully presented rear-facing lounge is flooded with natural light through a striking picture window, creating an inviting and sophisticated space for relaxation. Finished with elegant décor, sumptuous carpeting, and generous proportions, it offers excellent flexibility for a variety of furniture arrangements. Adjacent is the stylish chef-inspired kitchen, thoughtfully designed with a range of sleek wall and base units, contrasting finishes, and ample space for a substantial dining set, with direct access to the rear garden. Quietly positioned to the front of the property, Bedroom Three is a spacious double room showcasing exceptional finishes and refined lighting. Completing the ground level is a luxurious three-piece family bathroom, featuring a contemporary suite, designer tiling, and a frosted window that enhances both privacy and natural light.

Ascending the carpeted staircase, the upper-level reveals two magnificent double bedrooms, each generously proportioned and beautifully curated with impeccable attention to detail. Elegantly styled and finished to an exceptional standard, these inviting retreats offer a wonderful sense of space and comfort, while enjoying delightful outlooks across the beautifully maintained gardens.

Externally, the property is complemented by beautifully landscaped gardens that perfectly balance style and practicality. To the front, a fully enclosed chipped garden is framed by attractive fencing, creating a welcoming approach and enhanced privacy. The rear garden has been thoughtfully designed for low-maintenance living, featuring an expansive chipped area, an elegant patio ideal for outdoor entertaining, and convenient external storage.







RE/MAX SELECT – *By Niall McCabe*

6 Whitburn Road, Bathgate – EH48 1HH

01506 532 684 • bathgate@remax-scotland.homes •

All details provided are for guidance only and do not form part of any contract. While every effort has been made to ensure accuracy, measurements, descriptions, and images are approximate and prospective purchasers should satisfy themselves by inspection or independent advice. The seller and agent do not accept liability for any errors or omissions.