



11 Cults Road

Heartlands Whitburn, EH47 0SN

Offers over £295,000



A superb family home that oozes style and class, this 4 bedroom detached property enjoys a great plot within the sought after Heartlands estate in Whitburn. The location offers convenience for travel throughout central Scotland with an M8 junction within minutes drive of the property doorstep, alongside a selection of national brands and food outlets that will only be added and expanded upon as the development progresses. Designed to blend urban life with nature, the estate offers great walking routes throughout, linking nearby Polkemmet Country Park which is a sprawling attraction for all the family to enjoy. Schooling for children of all ages can be found in Whitburn itself, whilst its position within the central belt proves the location to be an ideal choice for commuting professionals.



Description

Completed by Bellway Homes in 2016, "The Oakmont" is a generous home for a growing family and enjoys well-proportioned room sizes throughout. Four double bedrooms perfectly caters for a family of varying size, whilst also allowing space for a home office area if required. The impressive master includes full height mirrored wardrobes and an en-suite shower room, with further storage space found in bedrooms 2 and 4. The family bathroom comprises a 3 piece white suite with the addition of a mixer shower above the bath, whilst a ground floor WC allows further everyday convenience. The spacious main living room is the perfect space to relax and unwind, whilst the stylish dining kitchen is the true heart of the home. Offering a range of sleek storage cabinets alongside an integrated fridge-freezer, double oven and dishwasher this stunning space is perfect for daily meals and entertaining friends and family. A separate utility perfectly caters for everyday laundry requirements. The property enjoys a fully enclosed, south facing rear garden that is perfect to enjoy the best of the sunny weather. A lawn, sandstone patio and decked terrace ensure there is something for all to enjoy whilst a summer house at the side is equipped with power to offer a further space to entertain. Ample off-street parking can be found to the front, whilst the integral garage allows additional parking or future conversion potential if desired.

Location

The Heartlands is an exciting ongoing development that is one of the largest regeneration projects in Europe, transforming former mining ground into a vibrant community with a blend of residential and commercial facilities. Lying to the west of Whitburn, the location is well aided by access to the M8 motorway via junction 4a, proving extremely handy for those commuting throughout the central belt. A Service station enjoys food outlets with takeaway, whilst a soon to open neighbourhood centre will include a supermarket and other everyday services. Education is well catered for in Whitburn with a choice of nursery and primary schooling, whilst secondary schools are in Whitburn and Blackburn. Excellent walks are available throughout the estate whilst Polkemmet Country Park with nine hole golf course, play park and owl centre can be found on the doorstep for those keen to explore the outdoors.

Lower Hallway 5'11" x 5'8" (1.82m x 1.74m)

Living Room 17'1" x 13'0" (5.23m x 3.98m)

Kitchen 16'7" x 10'2" (5.07m x 3.11m)

Utility Room 6'3" x 6'1" (1.92m x 1.87m)

WC 6'3" x 3'8" (1.92m x 1.13m)

Upper Hallway 12'2" x 6'7" (3.73m x 2.02)

Bedroom 1 13'6" x 9'7" (4.12m x 2.94m)

En-suite 6'7" x 4'1" (2.02m x 1.25m)

Bedroom 2 15'2" x 12'10" (4.64m x 3.92m)

Bedroom 3 12'9" x 8'2" (3.89m x 2.51m)

Bedroom 4 11'7" x 8'7" (3.55m x 2.64m)

Bathroom 7'7" x 5'6" (2.32m x 1.70m)

Key Info

Home Report Valuation: £300,000

Total Floor Area: 110m² (1185 ft²)

Parking: Driveway & Garage

Heating System: Gas

Factor Fees: £9 per mth. (approx) R&L; £40 per qrt. (approx) LG

Council Tax: E - £2495.38 per year

EPC: C

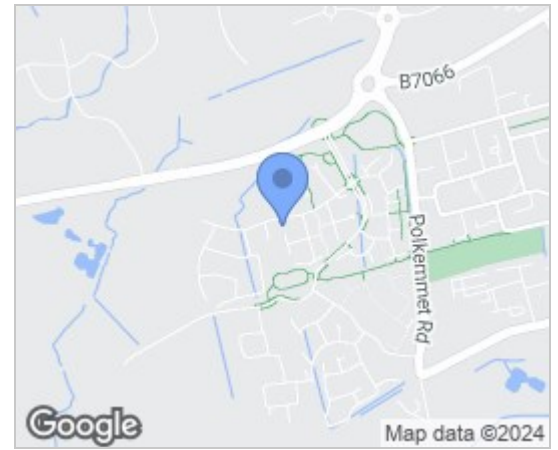
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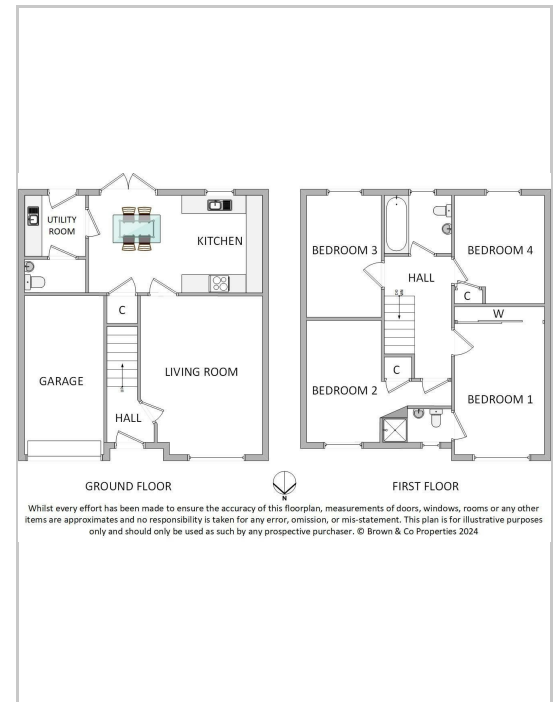
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Area Map



Floor Plans



Energy Efficiency Graph

