



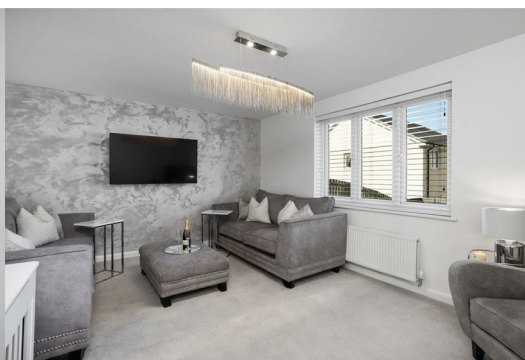
44 Croft Park Crescent

Heartlands, Whitburn, EH47 0SZ

Offers over £290,000



Located within the highly coveted Heartlands estate at the west of Whitburn, this immaculate 4 bedroom detached property would be the ideal home for a growing family. Completed by Taylor Wimpey in 2020, this “Fairbairn” style is a spacious home with a flexible layout, offering an ideal choice for buyers blending home working with family living. The exciting location has grown increasingly popular with young families in recent years and with a range of amenities now open alongside more to follow in the future, this is sure to be the perfect place to call home within Central Scotland. Easy access to the M8 motorway offers equidistant travel to Edinburgh and Glasgow, proving very handy for commuters. Whitburn itself offers a range of schooling for all ages, whilst the sprawling Polkemmet Country Park lies on the doorstep of the estate, offering a visitor attraction for all the family to enjoy.



Client Comments
"We've loved living in this house – it's spacious, bright, and filled with natural light. Living in the Heartlands area has been fantastic and with new amenities and shops continually popping up, it's becoming an increasingly popular and vibrant area. It's been a wonderful place to call home."

Description
The property itself offers over 1200 sqft of accommodation that is sure to appeal to buyers moving up the ladder on their property journey. Full of flawless style throughout, the home is offered in true turn-key condition and ready for the incoming new owner to lay down their own mark. A highlight of Taylor Wimpey styles is the 4 double bedrooms, something which is often missed in many new build homes. The impressive master suite includes a shower-room and fitted storage, with ample space within the remaining bedrooms for essential furnishings and wardrobes. The family bathroom features a 3 piece white suite, whilst a ground floor WC is a handy benefit for a busy family. Two living spaces includes the sizeable main living room overlooking the rear garden, with a further study area at the front offering flexibility for those working from home. This could easily be bedroom 5 or a dining room if preferred. The stylish fitted kitchen is equipped with sleek storage cabinets and integrated appliances, with breakfast bar perfect for hosting everyday meals. French doors lead out to the fully landscaped rear garden, offering something for all the family to enjoy including an artificial lawn for children to play and a paved patio area for soaking up the afternoon and early evening sunshine. Modern comfort is offered by a super efficient gas central heating system, with solar panels and good levels of insulation further enhancing the property's energy rating. An integral garage and double width driveway offer good parking choices, with visitor bays available nearby.

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.

Living Room 15'7" x 12'1" (4.77m x 3.70m)

Kitchen 16'1" x 7'8" (4.92m x 2.35m)

Study/Dining Room 9'10" x 7'8" (3.01m x 2.35m)

Bedroom 1 13'1" x 12'9" (4.00m x 3.90m)

En-Suite 7'8" x 6'2" (2.35m x 1.88m)

Bedroom 2 14'7" x 10'3" (4.45m x 3.13m)

Bedroom 3 12'10" x 8'9" (3.92m x 2.67m)

Bedroom 4 10'10" x 7'9" (3.32m x 2.37m)

Bathroom 7'3" x 6'5" (2.22m x 1.96m)

Garage 17'1" x 8'4" (5.21m x 2.56m)

Extras
All blinds, light fittings, floor coverings, integrated appliances, CCTV and alarm system included in the sale. Any other items by separate negotiation.

Key Info
Home Report Valuation: £295,000
Total Floor Area: 114m² (1230 ft²)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: E - £2495.38 per year
EPC: B

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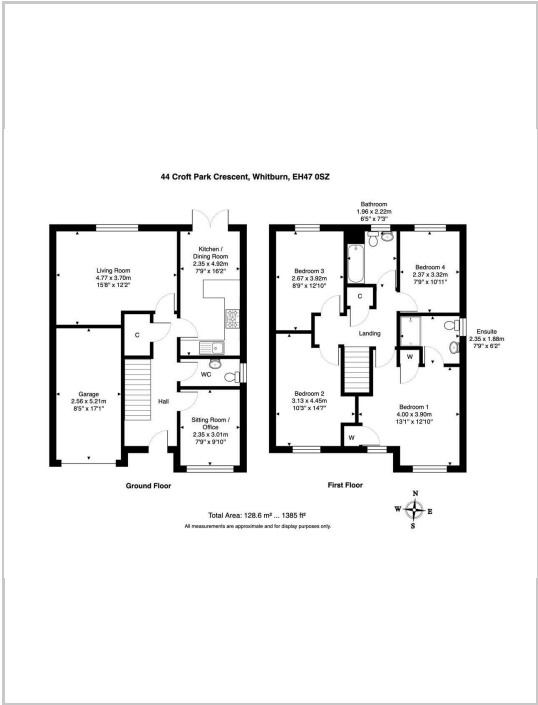
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Area Map



Floor Plans



Energy Efficiency Graph

