



7 Crawford Road

Heartlands, Whitburn, EH47 0SX

Offers over £265,000



We are delighted to present to the market this highly popular “Rosedale” style by Bellway Homes in the sought after Heartlands estate in Whitburn, offering a wonderful choice for a growing young family. The exciting location continues to draw buyers in from throughout the central belt with a location equi-distant to Edinburgh and Glasgow that is a dream for commuters. Blending with existing shops, facilities and schooling in Whitburn, this masterplan project will be ongoing for many years to come and has already attracted large nationwide brands to the area, offering convenience and a variety of choice for the consumer. Good walking routes meander around the development, linking to nearby Polkemmet Country Park which is a popular attraction for all the family to enjoy.



Client Comments

"This is a nice quiet street with green spaces nearby and brilliant Polkemmet Country Park within walking distance. Its very convenient for commuting with lots of new amenities opening up. The large driveway and large south facing garden are great too."

Description

Completed in 2018, the property offers almost 1100 sqft of accommodation that is equally adept for buyers moving up or down the property ladder. A sizeable main living and dining area is the hub of the home, perfectly suiting quiet nights on the sofa or entertaining friends and family, with French doors leading directly to the rear garden. The fitted kitchen offers a range of sleek storage units that are complimented by integrated appliances, with a walk-in pantry perfect for further storage of everyday essentials. On the upper level are the 3 double bedrooms, well suited to meet family or home working arrangements. The impressive master includes mirrored wardrobes and an en-suite shower room, with space for further wardrobes available to the further 2 rooms. A family bathroom offers a 3 piece white suite, whilst a ground floor WC allows further daily convenience for a busy family. Externally the property enjoys a preferred south facing rear, with good sized garden that is ripe for the new owner to lay down their own mark. A double width driveway to the front comfortably parks 2 vehicles whilst an integral garage allows further parking, storage or future conversion potential if desired. The remainder of the builders 10 year warranty will transfer to the new owners, whilst the property boasts a super efficient gas central heating system and features a B energy rating, allowing eco-conscious home owners the ability to benefit from a Green Mortgage where available.

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 22'8" x 15'7" (6.91m x 4.75m)

Kitchen 12'4" x 10'7" (3.77m x 3.23m)

WC 7'1" x 3'8" (2.16m x 1.13m)

Bedroom 1 12'4" x 12'0" (3.78m x 3.66m)

Bedroom 2 12'4" x 7'11" (3.78m x 2.42m)

Bedroom 3 11'3" x 7'11" (3.45m x 2.42m)

Bathroom 7'1" x 6'2" (2.16m x 1.90m)

Garage 16'9" x 8'1" (5.13m x 2.48m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and freestanding washing machine included within the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £270,000

Total Floor Area: 101m² (1090 ft²)

Parking: Driveway & Integral Garage

Heating System: Gas

Factor Fee: £10pm (approx)

Council Tax: E - £2495.38 per year

EPC: B

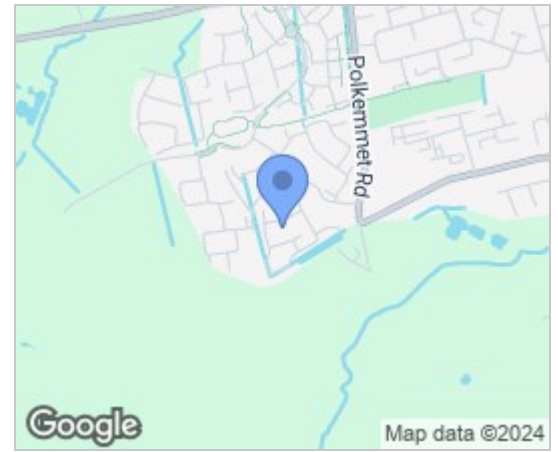
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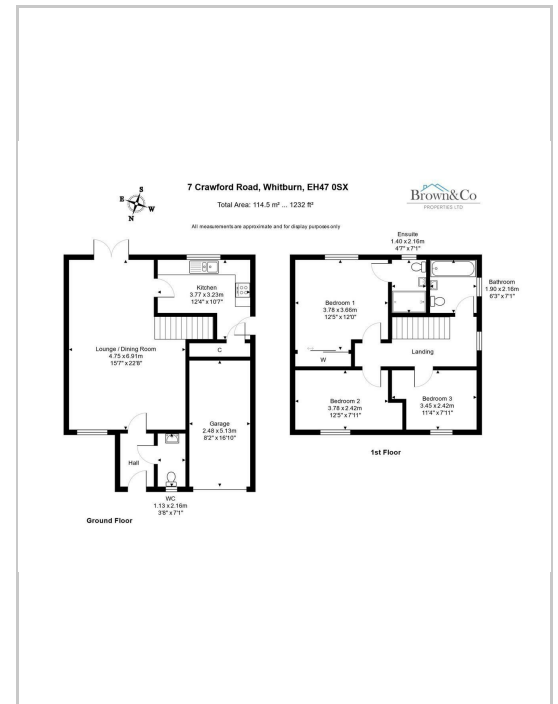
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Area Map



Floor Plans



Energy Efficiency Graph

