



## 25 Croft Park Crescent

Heartlands, Whitburn, EH47 0SY

Offers over £220,000



We are delighted to present this 3 bedroom semi-detached property in the popular Heartlands estate in Whitburn to the market, offering a wonderful choice for a young family looking get onto the property ladder for the first time. The exciting location has found great appeal within the market in recent years, with a handy position along the M8 corridor perfect for commuting professionals and aided by a junction close to the estate. A host of national retailers and food outlets have opened within the development and its adjoining Business Park, with more to come in the years ahead. Whitburn itself offers a traditional main street with a range of local amenities perfect for daily requirements, whilst a choice of schooling can be found throughout the town for children of all ages. Polkemmet Country Park and a choice of walking and cycling routes can be found within easy reach of the property, perfect for those keen to explore the surrounding area.





Description

Located on Croft Park Crescent as part of the latest phase by Taylor Wimpey, this "Boswell" style is a good sized property for a range of buyer motivations, whether looking to move up the market or downsize on living arrangements. Completed in 2019 and featuring the balance of the builders 10 year NHBC, the property is a well-maintained home offered in turn-key condition for the new owner to enjoy. An impressive dining-kitchen is ideal for hosting everyday family meals, featuring a range of sleek wall and base storage cabinets alongside a handy selection of integrated appliances. The good sized living room is a comfortable space to relax and unwind, with French doors leading immediately out to the garden area. On the upper level are the 3 bedrooms, with a master featuring an en-suite shower room and fitted wardrobes. The remaining bedrooms are a good size for a young family or catering for a home study, with the 3rd bedroom enjoying a dual aspect window to allow lots of natural light. A family bathroom and a ground floor WC offer daily convenience for family or guests. Gas central heating from a combi boiler with dual zone controls alongside double glazing throughout provide practical comfort, whilst the super efficient home is aided by solar panels to the front projection. An allocated parking space is available in the residents parking area at the front, with additional visitor parking found nearby. The enclosed west facing rear is a suntrap throughout the sunny weather and features a patio, decked terrace and pretty lawn for all the family to enjoy.

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.

Entrance Hall 9'2" x 7'2" (2.81m x 2.19m)

Living Room 15'2" x 10'6" (4.64m x 3.22m)

Kitchen 15'0" x 9'11" (4.58m x 3.03m)

WC 5'10" x 3'7" (1.78m x 1.10m)

Upper Hall 8'3" x 7'2" (2.52m x 2.19m)

Bedroom 1 10'6" x 8'11" (3.22m x 2.74m )

En-Suite 6'0" x 5'4" (1.83m x 1.63m)

Bedroom 2 9'11" x 8'7" (3.04m x 2.63m)

Bedroom 3 9'11" x 6'4" (3.04m x 1.95m)

Bathroom 6'6" x 5'11" (1.99m x 1.82m)

Key Info

Home Report Valuation: £  
Total Floor Area: 78m2 (840 ft2)  
Parking: Allocated  
Heating System: Gas  
Factor Fee: £39 per quarter (approx.)  
Council Tax: D - £2115.84 per year  
EPC: B

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

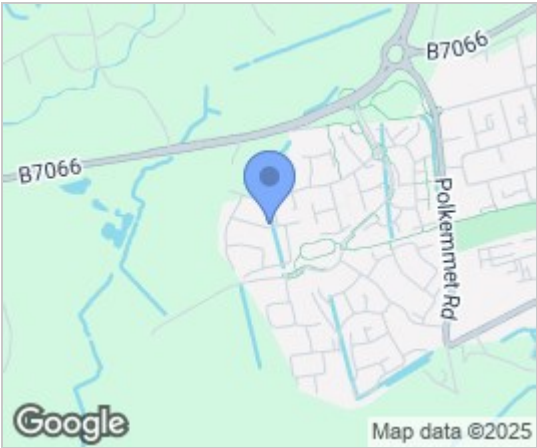
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website [www.browncoproperties.co.uk](http://www.browncoproperties.co.uk). A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

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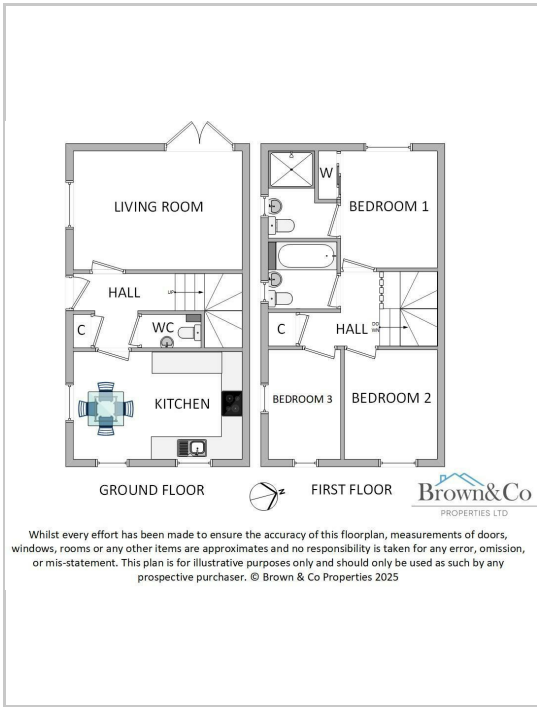
Extras

All blinds, light fittings (minus shades), curtain poles, wall shelves and fitted appliances included in the sale.

Area Map



Floor Plans



Energy Efficiency Graph

