



## 58 Rigghouse View

Heartlands, Whitburn, EH47 0SE

Offers over £285,000



Offering sizeable accommodation within an exciting and expanding development, this 4 bedroom detached property in Whitburn poses the ideal choice for a growing young family. Situated within the sought after Heartlands estate at the west of the town, this "Fairbairn" style by Taylor Wimpey Homes was built in 2015 and provides generous room sizes for buyers in search of their next move up the property ladder. The location is perfect for commuting professionals, with an M8 junction available within minutes drive to allow easy travel throughout the central belt, whilst a train station in neighbouring Armadale offers a regular service to Edinburgh and Glasgow and is linked by handy cycle path from the town. A range of fast food outlets and a grocery store can be found in the area, complementing the existing offering within Whitburn town centre. A choice of schooling for all ages can similarly be found within the town, whilst Polkemmet Country Park lies opposite the entrance to the development to offer a wonderful attraction for all the family to enjoy.





Client Comments

"This has been a fantastic family home, great space indoors and out. A cosy & comfy home. The large garden is great for family gatherings with great neighbours nearby. Handy access to motorway is perfect for getting about too."

Description

The property itself offers versatile and generous room sizes that are perfect for buyers making the leap to the next stage of their property journey. Four double bedrooms are available and rarely found in most modern builds, with the master including fitted storage alongside an en-suite shower room. A good sized living room offers ample space to relax and unwind, with french doors leading directly out to the garden. The modern fitted kitchen is equipped with a range of sleek storage cabinets and an integrated fridge-freezer and oven, with ample space to accommodate everyday meals. A separate dining room to the front caters for more formal family gatherings, whilst similarly posing an additional living area or home office if required. A family bathroom comprises a contemporary three piece suite, whilst a WC to the ground floor provides further convenience for a busy family. The integrated garage has been lined to allow storage space or future conversion potential, with a double width driveway available at the front and further visitor parking found nearby. The landscaped rear garden grounds offer 2 patio areas and a turfed lawn for all of the family to enjoy. A playpark for children can be found within a few minutes walking distance of the property with further good walking routes linking throughout the development and to the nearby choice of primary schools.

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 neighbourhood centre includes a supermarket, takeaway 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 16'7" x 6'11" (5.08m x 2.11m)

WC 7'7" x 3'7" (2.32m x 1.10m )

Living Room 15'5" x 11'10" (4.70m x 3.62m)

Kitchen 16'2" x 7'7" (4.94m x 2.33m )

Dining Room 9'7" x 7'7" (2.93m x 2.32m )

Upper Hall 10'9" x 7'10" (3.30m x 2.40m )

Bedroom 1 12'5" x 11'10" (3.81m x 3.61m )

En-Suite 7'7" x 5'8" (2.33m x 1.74m )

Bedroom 2 14'6" x 8'3" (4.44m x 2.52m )

Bedroom 3 12'9" x 8'9" (3.90m x 2.68m )

Bedroom 4 10'9" x 7'8" (3.30m x 2.34m )

Bathroom 7'2" x 6'5" (2.20m x 1.98m )

Extras

All blinds, floor coverings, light fittings (minus living room and dining room), integrated appliances, washing machine, tumble dryer, shed in rear garden, Hive thermostat and alarm system included in the sale.

Key Info

Home Report Valuation: £290,000

Total Floor Area: 125m2 (1350 ft2)

Parking: Driveway & Garage

Heating System: Gas

Factor Fee: £150 per year (approx.)

Council Tax: E - £2724.94 per year

EPC: B

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Area Map



Floor Plans



Energy Efficiency Graph

