



27 Dixon Court

Whitburn, EH47 0PW

Offers over £345,000



We welcome to the market this substantial and versatile family home, located within an exclusive cul-de-sac in the popular town of Whitburn. Dixon Court is a sought after residential location of 32 properties, crafted by local developer M&M Homes, with this rarely available style completed in 2006. The location is perfect for those looking to commute throughout the central belt, with a nearby junction to the M8 at Heartlands Services offering equidistant travel to Edinburgh and Glasgow. Young families will benefit from a choice of primary schooling adjacent to the street, whilst a secondary school can be found in the town around 20 minutes walk from the property.



Client Comments

"We've loved living in Dixon Court as we have a peaceful cul-de-sac in a lovely, quiet estate with very friendly and helpful neighbours. We've particularly enjoyed the generous room and garden proportions that an independent build offers and it's been a great house for entertaining. We've made the most of the space and hosted lots of fun parties over the years and made good use of the sunny garden and outdoor space".

Description

Providing a spacious layout extending to almost 1900 sqft, this remarkable property offers wonderful versatility for a buyer looking to grow their family in a safe and friendly neighbourhood. The ground floor includes a welcoming main entrance hallway, where a generous lounge is perfect for entertaining friends and family gatherings. A TV room provides a cosy space to enjoy evenings on the sofa, whilst a dining room is perfect for hosting dinner parties or relaxed daily meals alike. Each of these rooms provide a flexibility to be a ground floor bedroom if required, with the dining room previously utilised as bedroom 4 within the current owner's family.

The sizeable fitted kitchen has been remodeled and upgraded in recent years, housing a wonderful range of cabinet and drawer storage with coordinating quartz work surfaces that more that meets the needs of a culinary enthusiast. Two double oven's with an induction hob will be perfect for those who love to batch cook or be the chef in the household. An American Fridge-Freezer that is plumbed for water and ice dispensing alongside an integrated dishwasher will remain as a part of the sale. An adjacent utility room offers laundry, additional storage and a handy space to kick off muddy boots or clean dirty paws. Gas central heating is on offer throughout with the boiler replaced in 2019 and regularly serviced since.

On the upper level are the 3 remaining bedrooms, with an impressive master suite providing 'his and hers' fitted wardrobes and a sleek en-suite shower room that has been upgraded in recent years. Bedroom 2 is also equipped with fitted wardrobes, with additional storage found from 2 cupboards in the hallway and via the partially floored attic which is accessed by handy drop-down ladder. Bedroom 3 is an ideal nursery for an infant or home study for those in need of an office space for hybrid working. A stunning family bathroom features a stylish 4 piece suite, with contemporary tiling and sanitary-ware alongside a jacuzzi bath and sizeable level access enclosure with rainfall mixer shower above. Further everyday convenience is provided by a ground floor WC off the main entrance hall.

The property occupies a generous plot with preferred west facing rear. A driveway to the side holds comfortable off-street parking space for a handful of cars, with a 25m2 detached garage fitted with power, lighting and roof storage to provide a variety of options to the new owner. The rear garden is a suntrap during the summer months and enjoys an established raised bed with shrubs and trees lining the boundary. A composite decked terrace is the perfect spot to continue the entertaining outdoors, whether enjoying an evening tippie or a summer BBQ. All in all, the property must be viewed to be fully appreciated with a home of this size rarely found for this price in the mass produced new build developments.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Entrance Hall 23'1" x 6'4" (7.06m x 1.95m)

Living Room 17'4" x 12'7" (5.30m x 3.84m)

Kitchen 20'11" x 9'8" (6.39m x 2.95m)

Utility 9'8" x 7'7" (2.95m x 2.32m)

TV Room 14'6" x 9'9" (4.44m x 2.98m)

Dining Room / Bedroom 4 14'2" x 9'9" (4.34m x 2.98m)

WC 5'9" x 5'6" (1.77m x 1.68m)

Upper Hall 10'7" x 8'0" (3.24m x 2.46m)

Bedroom 1 24'8" x 15'8" (7.52m x 4.79m)

En-Suite 9'2" x 8'1" (2.80m x 2.48m)

Bedroom 2 12'7" x 12'5" (3.86m x 3.81m)

Bedroom 3 9'6" x 9'1" (2.90m x 2.78m)

Bathroom 10'0" x 9'1" (3.06m x 2.78m)

Key Info

Home Report Valuation: £350,000

Total Floor Area: 174m2 (1875 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: F - £3329.84 per year

EPC: C

Extras

All blinds, light fittings, floor coverings, integrated appliances, American Fridge-Freezer, Sony TV wall mounted in kitchen and washing machine included in the sale. Other items including gym equipment in the garage are negotiable.

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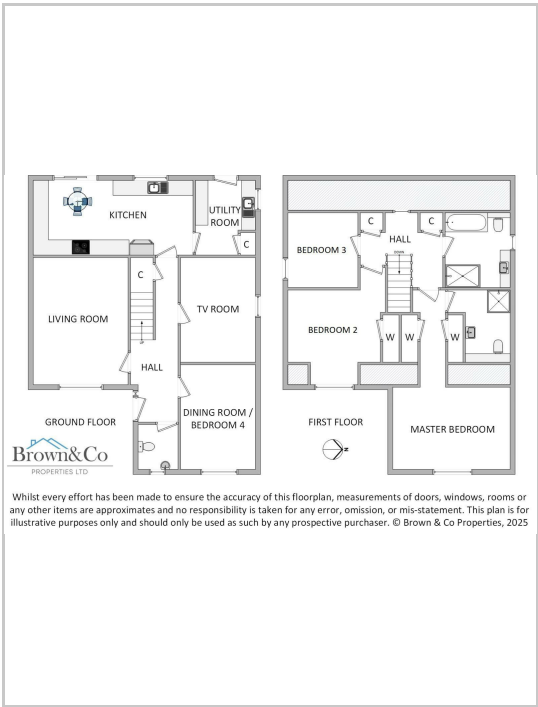
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Area Map



Floor Plans



Energy Efficiency Graph

