



1 Old Pit Road

Heartlands, Whitburn, EH47 0SL

Offers over £284,000



Enjoying a convenient position for commuters within the sought after Heartlands development in Whitburn, this wonderful detached property offers versatility for a busy family to enjoy. Located on Old Pit Road in the first phase by Bellway Homes, this popular “Rosedale” style was completed in 2015 and offers an impressive next step up the property ladder for those looking to move to this exciting location. An M8 junction is found within minutes of the property doorstep and offers handy travel to either Edinburgh or Glasgow, with a rail link found in neighbouring Armadale. A range of shops and amenities continue to open within the development, perfectly complimenting the existing range and choice of schooling that can be found in Whitburn itself. Outdoor enthusiasts are sure to enjoy Polkemmet Country Park, which is a sprawling attraction to be shared with family and friends.



Client Comments

"We live in a very close knit community which has lots of young families and is a good travel distance to both Edinburgh and Glasgow. Our home has a very spacious layout which allows us to spend lots of time together as a family."

Description

The property itself offers over 1200 sqft of flexible accommodation, featuring a conversion of the garage to provide a multi-purpose space for work, rest or play. The sizeable main living and dining room is a key highlight of this particular style, offering a wonderful space for hosting family gatherings or day-to-day living. The fitted kitchen includes a range of wall and base storage cabinets, with space for all the essential appliances. A pantry provides further storage of everyday requirements. To the upper level are the 3 double bedrooms, perfect for a growing family to enjoy. The generous master bedroom features space for wardrobes and an en-suite shower room, with additional alcoves to bedrooms 2 and 3 to cater for further wardrobes. The attic area has been partially floored with handy drop-down ladder, providing space for further storage needs. A family bathroom which enjoys the addition of an electric shower over the bath and a ground floor WC offer further convenience for a busy family. Externally, the property enjoys a mono-block driveway that provides off-street parking for a couple of vehicles, with visitor parking found close by. The enclosed rear is a wonderful space for the family to enjoy sunny afternoon and evenings, with a decked terrace and artificial lawn, fully enclosed on all sides to offer a peaceful escape.

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.

Living / Dining Room 22'9" x 15'10" (6.94m x 4.83m)

Kitchen 13'8" x 12'4" (4.19m x 3.77m)

WC 7'8" x 3'7" (2.34m x 1.10m)

Bedroom 1 12'6" x 10'5" (3.82m x 3.20m)

En Suite 7'1" x 4'8" (2.18m x 1.44m)

Bedroom 2 14'7" x 8'5" (4.47m x 2.58m)

Bedroom 3 11'5" x 8'5" (3.50m x 2.58m)

Bedroom 4 / Office 16'8" x 7'11" (5.10m x 2.43m)

Bathroom 7'1" x 6'2" (2.18m x 1.88m)

Extras

All blinds, floor coverings, light fittings, integrated appliances, outside wooden shed, playhouse, pantry shelving and wardrobes x 3 included in the sale.

Key info

Home Report Valuation: £295,000

Total Floor Area: 114m2 (1230 ft2)

Parking: Driveway

Heating System: Gas

Factor Fee: £35 per quarter

Council Tax: E - £2724.94 per year

EPC: B

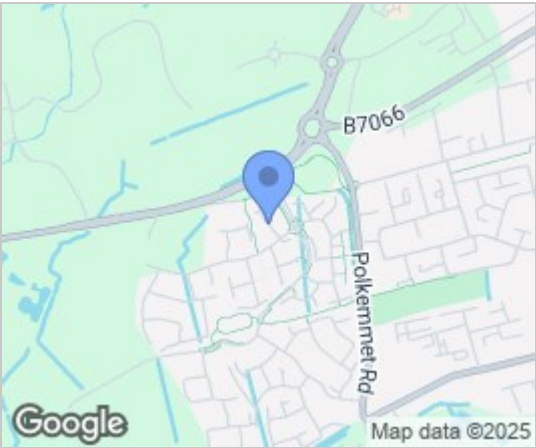
Disclaimer

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.

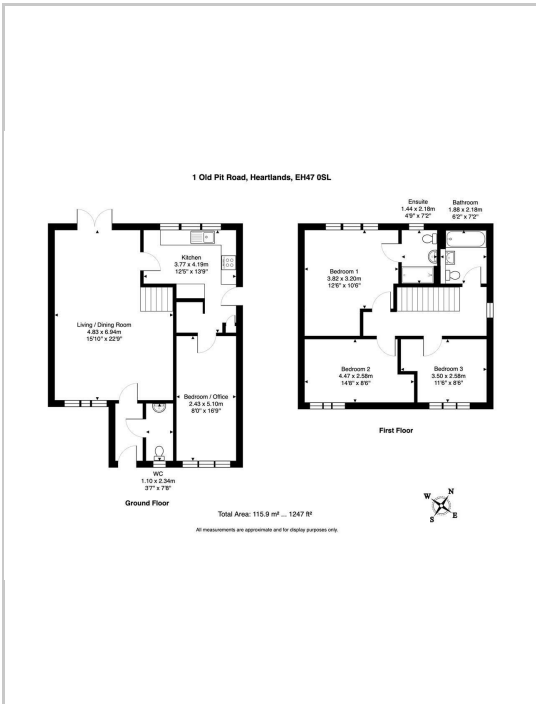
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on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

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

