



## 105 Crofters Gate

East Whitburn, EH478EP

Offers over £215,000



\*\*\*CLOSING DATE: THURSDAY 11TH SEP AT 12 NOON\*\*\* Located in a seldom available residential development in the sought after village of East Whitburn, this 3 bedroom semi-detached property offers a wonderful home for buyers moving up or down the property ladder. Crofters Gate is an established and peaceful area of the village, perfectly sited for commuters traveling throughout the central belt via M8 junction 4 or those looking to enjoy the scenic countryside surroundings. A convenience store can be found in the village to assist with everyday essentials, with a short walk to the larger neighbouring town of Whitburn, where a wider range of shopping, recreation and choice of schooling can be found. Excellent walking routes can be found on the doorstep, linking throughout the area to neighbouring communities whilst those with a family will find a nearby playpark to enjoy that is safely accessible from the property.



Client Comments

"Its a quiet cul-de-sac, country walks on the doorstep, some of our neighbours have lived here longer than we have, there is a local social media group for local community info i.e. lost & found, fallen trees etc., we enjoy a secluded south west facing rear garden, which allows full advantage of sunny days from 10am - 10pm, low maintenance front & rear gardens, close proximity to local schools, amenities and children's playground and park are all within walking distance."

Description

Offering almost 1000 sqft of accommodation, the property is a perfect choice for a young family looking to grow, whilst also serving a spacious home for those looking to rightsize their living arrangements. Tastefully presented in neutral tones throughout the property boasts an impressive open plan living, kitchen and dining area that is the main heart of the home and perfect for comfortable nights on the sofa or entertaining friends and family members. The contemporary fitted kitchen is equipped with a range of sleek storage cabinets, quartz worktops and white goods that will remain as part of the sale, with ample space for dining at the table or breakfast bar. The upper level houses the 3 well-proportioned bedrooms, with 2 larger double rooms that both benefit from fitted wardrobes and a smaller double room that would be an ideal nursery, home-office or dressing room. Additional storage can be found via a linen cupboard in the upper landing and another off the ground floor entrance. A modern shower room with 3 piece suite containing a chrome rainfall mixer shower is available with a ground floor WC offering everyday convenience. Gas central heating via a regularly maintained boiler and upgraded double glazing throughout the property offer further practical comfort. Externally there is a driveway allowing ample off-street parking for a handful of vehicles, whilst a fantastic south-west facing rear garden has been landscaped to provide a wonderful space to entertain or enjoy the sunny weather. An artificial lawn is complimented by a beautiful stone patio, whilst a summer house with power and a garden shed offer a multi-purpose space to enjoy or utilise for storage.

Location

The village of East Whitburn offers services convenient for everyday needs including a supermarket and a hairdressers. A more comprehensive range of services can be found in nearby Whitburn including schooling, further shops and healthcare. The town is well located with easy access to Edinburgh and Glasgow via the towns M8 motorway junction. A regular bus service offers transport to the larger towns of Bathgate and Livingston and a train station in Armadale offers a quick service to both Glasgow and Edinburgh.

Living Room 16'4" x 11'5" (4.98m x 3.49m)

Kitchen / Dining Room 18'7" x 10'7" (5.67m x 3.23m)

WC 5'6" x 3'1" (1.68m x 0.96m)

Bedroom 1 11'1" x 9'5" (3.38m x 2.89m)

Bedroom 2 11'7" x 8'5" (3.54m x 2.58m)

Bedroom 3 8'11" x 7'8" (2.74m x 2.35m)

Shower Room 7'11" x 5'6" (2.43m x 1.68m)

Extras

All Intu & Venetian blinds, floor coverings, all ceiling light fittings, white goods in kitchen, summerhouse 14x10, garden shed 8 x 10 and kitchen bar stools x2 included in the sale. Other items are available by separate negotiation.

Key Info

Home Report Valuation: £220,000

Total Floor Area: 92m<sup>2</sup> (990 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: C

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.

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Area Map



Floor Plans



Energy Efficiency Graph

