



## 69 Croft Park Crescent

Heartlands, Whitburn, EH47 0SY

Offers over £299,000



We are delighted to present the “Fairbairn”, a wonderful 4 bedroom detached property within the much sought after Heartlands development at the western edge of Whitburn. This exciting family oriented location is a dream for commuters, with an M8 connection found in short driving distance offering easy travel throughout the central belt. Within the development there is a small children’s play park, whilst sprawling Polkemmet Country Park lies opposite the main entrance to the estate and offers an excellent attraction for all the family to enjoy. Within the expanding area are a range of major retailers and food outlets, complimenting the existing offering and selection of schooling found within Whitburn’s traditional town centre.



Client Comments

"We watched our home be built from the foundations and it's been an incredible journey making it our own for the last 4 years. We have started and grown our family in this home and are proud of how much love and laughter the house has seen. It's a beautiful house and conveniently placed for locals and commuters alike, in an active, friendly neighbourhood. We hope the neutral and relaxing interior of the house will be an amazing blank canvas for the next owners to make it their own and enjoy it as much as we have."

Description

Completed in 2021 by Taylor Wimpey Homes, the property is an ideal choice for a growing family looking to take their next step up the property ladder. Featuring a crisp, neutral palette throughout, the property is presented to the market in turn-key condition to allow the new owner to move with ease and lay down their own style. The accommodation extends to over 1200 sqft and boasts impressive living space alongside excellent sized bedrooms. Four double bedrooms at first floor level offer room to grow, with the master benefiting from an en-suite shower room and fitted wardrobes. A family bathroom offers convenience for a busy family, with the valuable addition of a ground floor WC for everyday use. The living room is a comfortable area for relaxing or entertaining guests, with a separate dining room to the front serving a multi-purpose for a variety of needs. The stylish fitted kitchen is equipped with a range of storage cabinets and integrated appliances, with breakfast bar perfect for daily meals. The property enjoys a preferred west-facing rear garden, tastefully landscaped with easy maintenance in mind for soaking up the best of the sunny weather. A double width driveway to the front allows off-street parking for a couple of cars, with an integral garage allowing further secure parking or conversion potential.

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 Room 15'8" x 12'2" (4.78m x 3.72m)

Kitchen 16'2" x 7'8" (4.93m x 2.35m)

Dining Room 9'9" x 7'8" (2.99m x 2.35m)

WC 7'8" x 3'6" (2.35m x 1.09m)

Bedroom 1 12'9" x 12'5" (3.90m x 3.80m)

En Suite 7'8" x 6'2" (2.35m x 1.88m)

Bedroom 2 15'6" x 8'10" (4.73m x 2.71m)

Bedroom 3 13'1" x 9'0" (4.00m x 2.75m)

Bedroom 4 10'7" x 7'8" (3.24m x 2.35m)

Bathroom 6'9" x 6'6" (2.07m x 2.00m)

Garage 16'8" x 8'4" (5.10m x 2.55m)

Extras

Light fixtures to the living room, dining room, downstairs WC, bathroom, and bedrooms 2, 3 and 4 are included, as well as all blinds. All white goods (washing machine, fridge freezer and dish washer), large mirrored wardrobe with sliding doors fitted to Bedroom 2's nook area and the garden shed will also remain in situ.

Key Info

Home Report Valuation: £300,000

Total Floor Area: 114m<sup>2</sup> ( 1230 ft<sup>2</sup> )

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2724.94 per year

EPC: C

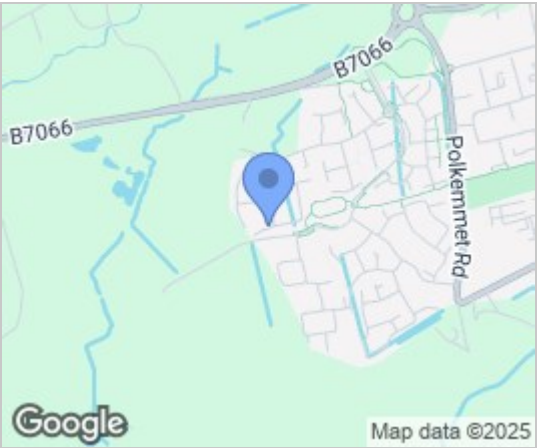
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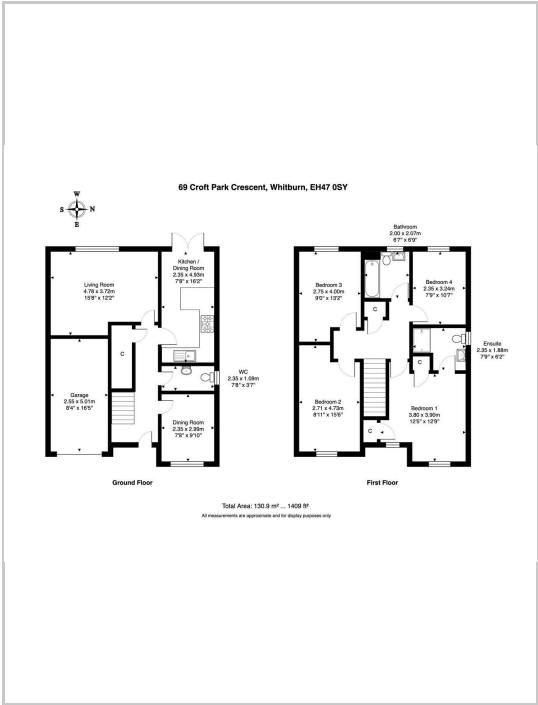
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Area Map



Floor Plans



Energy Efficiency Graph

