



40 Rigghouse View

Heartlands, Whitburn, EH47 0SE

Offers over £325,000



Nestled within the much sought-after Heartlands development in Whitburn, this outstanding 4 bedroom detached property represents a rare opportunity to acquire a move-in-ready family home with versatile living spaces that are perfect for hosting gatherings with family and friends. Built in 2015 by Taylor Wimpey Homes, this "Geddes" layout offers a superb balance of style, space and flexibility. The location is particularly well-suited to commuters, with superb transport links via the M8 providing easy access to both Edinburgh and Glasgow alongside a train link in neighbouring Armadale. Within the area are an increasing blend of national and independent retailers, complimenting the existing offering within Whitburn itself. A range of schooling for all ages can be found in the town, perfect for a family looking to put down roots. Sprawling Polkemmet Country Park lies opposite the entrance to the development, where a 9 hole golf course, driving range, kids play park and owl centre can be found to blend around scenic walking routes for all to enjoy.



Client Comments

"We picked this house due to the plot, its really spacious and the south facing back garden is constantly in the sun and as is our solar panels. There is great private parking for 4 cars easily in the driveway. Neighbours are all great and its really handy for the M8 and new shops on our doorstep."

Description

Comprising over 1300 sqft of accommodation, the property is a substantial family home that provides ample room to grow. The ground floor enjoys an excellent layout, lending itself perfectly to entertaining friends and family or simply enjoying comfortable nights on the sofa. The former integral garage has been professionally converted, providing a highly versatile room that can serve as a home office, playroom, gym, or home bar – a valuable addition for today's lifestyle. The spacious kitchen comprises a range of sleek storage cabinets and integrated appliances, with stylish tiled flooring flowing throughout and into the hallway. French doors lead directly onto the south-facing rear garden, flooding the space with light and creating a seamless connection between indoor and outdoor living, ideal for entertaining or enjoying family meals. French doors similarly lead from the dining room out into a covered hot-tub enclosure, create a further bond between the home and outdoors.

Upstairs, there are 4 spacious double bedrooms that perfectly meet the needs of a large family. The master bedroom is equipped with fitted wardrobes and a private en-suite shower room, with bedrooms 2 and 3 connected by a Jack & Jill en-suite, providing a practical and appealing solution for family living. A 4th bedroom offers flexibility for a guest room, nursery or study, with a modern family bathroom completing the upper floor. A ground floor WC can also be found off the main entrance hallway to provide daily convenience, with a quirky nook created under the staircase for furry friends to enjoy.

Externally, the property enjoys a great wraparound driveway to the front to allow ample off-street parking for a handful of cars easily. The fully enclosed south facing rear garden is a real find, enjoying great sunshine throughout the day with lawn and patio area complimenting the covered outbuilding for maximum enjoyment year round. Solar panels added to the rear roof projection provide supplementary electricity to the property with the potential to set up a feed-in tariff via a participating supplier to generate an income for the property.

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 17'3" x 10'2" (5.28m x 3.12m)

Dining Room 10'2" x 9'1" (3.12m x 2.79m)

Kitchen 16'0" x 9'1" (4.90m x 2.79m)

WC 8'1" x 3'6" (2.48m x 1.09m)

Family Room 15'9" x 8'1" (4.81m x 2.48m)

Bedroom 1 11'1" x 10'3" (3.38m x 3.14m)

En-Suite 6'8" x 5'8" (2.04m x 1.75m)

Bedroom 2 12'9" x 11'10" (3.89m x 3.61m)

Jack & Jill En-Suite 5'7" x 5'6" (1.71m x 1.69m)

Bedroom 3 11'3" x 8'4" (3.45m x 2.56m)

Bedroom 4 10'3" x 9'1" (3.14m x 2.79m)

Bathroom 7'6" x 7'4" (2.30m x 2.24m)

Extras

All blinds, light fittings, floor coverings, white goods, 14 x solar panels (all owned) included in the sale. Hot tub is available by separate negotiation.

Key Info

Home Report Valuation: £330,000

Total Floor Area: 127m2 (1370 ft2)

Parking: Driveway

Heating System: Gas

Factor Fees: £105 per year and £120 per year

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.

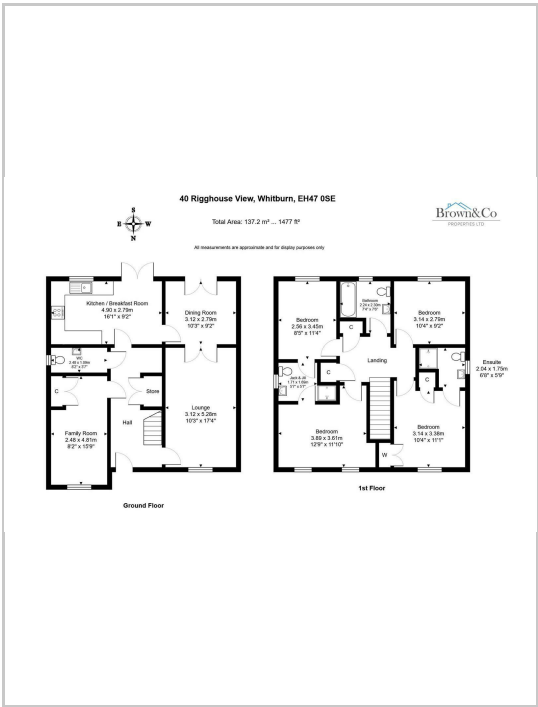
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Area Map



Floor Plans



Energy Efficiency Graph

