



38 West Cults Court

Heartlands, Whitburn, EH47 0SH

Offers over £245,000



Set within the highly sought after Heartlands estate at the west of Whitburn and offering accommodation that would be ideal for buyers entering or moving up the ladder, this beautifully presented 3 bedroom semi-detached is offered in ready move-in condition with the convenience of no onward chain. Located on West Cults Court as part of a phase by Bellway Homes in 2016, the property is in a central position within the development and is handy for the nearby playpark, walking routes, new retail hub and for access to the M8 motorway. Whitburn enjoys an ideal situation along the M8 corridor and makes travel to Edinburgh and Glasgow really easy, whilst a train station can be found 2 miles to the north in neighbouring Armadale.



Client Comments

"We've absolutely loved our home, it started off as the perfect place for just the two of us and has grown into a beautiful family home. It's been ideal for the kids, especially with the park right across the road. The neighbours are lovely, and we've really appreciated having so many amenities close by."

Description

The property is a well-proportioned style that is best suited for a young family and perfectly combines contemporary style with everyday comfort. A bright and spacious living room is an ideal space to relax and unwind, whilst the modern fitted kitchen is equipped with a range of sleek storage cabinets and appliances that will remain as a part of the sale, whilst French doors lead directly out to the rear garden area, to create a seamless indoor-outdoor flow. Upstairs there are 3 well-proportioned bedrooms including a good sized master room that features an en-suite shower room and fitted wardrobes. Fitted wardrobes can also be found to bedroom 2, with additional storage cupboards found via both hallways. The family bathroom offers a 3 piece suite and fresh, neutral décor whilst a WC off the ground floor hall provides everyday convenience. Externally, a double width driveway provides off-street parking for 2 cars, with an integrated garage providing additional parking or conversion potential. The fully enclosed rear is an ideal space for children to enjoy or to catch the afternoon and evening sunshine.

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 13'5" x 11'6" (4.11m x 3.52m)

Kitchen 13'5" x 8'1" (4.11m x 2.47m)

WC 7'0" x 3'3" (2.15m x 1.01m)

Bedroom 1 11'5" x 10'11" (3.48m x 3.34m)

En Suite 7'0" x 4'2" (2.14m x 1.29m)

Bedroom 2 14'4" x 7'11" (4.37m x 2.43m)

Bedroom 3 10'11" x 8'4" (3.34m x 2.55m)

Bathroom 8'1" x 7'9" (2.48m x 2.38m)

Extras

All blinds, light fittings, floor coverings and kitchen appliances included in the sale. The sofa, bed frames and other items of furniture can be included if desired.

Key Info

Home Report Valuation: £250,000
Total Floor Area: 88m² (950 ft²)
Parking: Driveway & Garage
Heating System: Gas
Council Tax: D - £2115.84 per year
EPC: B

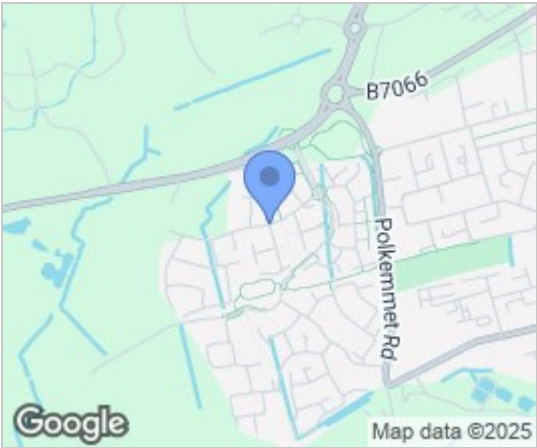
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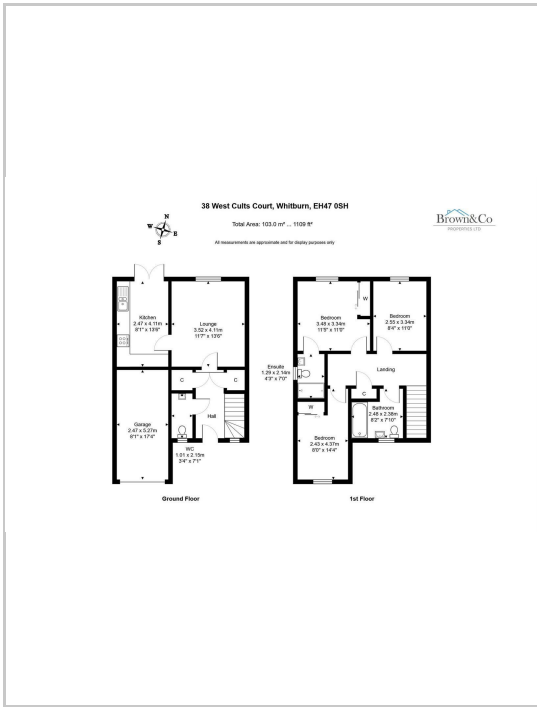
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Area Map



Floor Plans



Energy Efficiency Graph

