



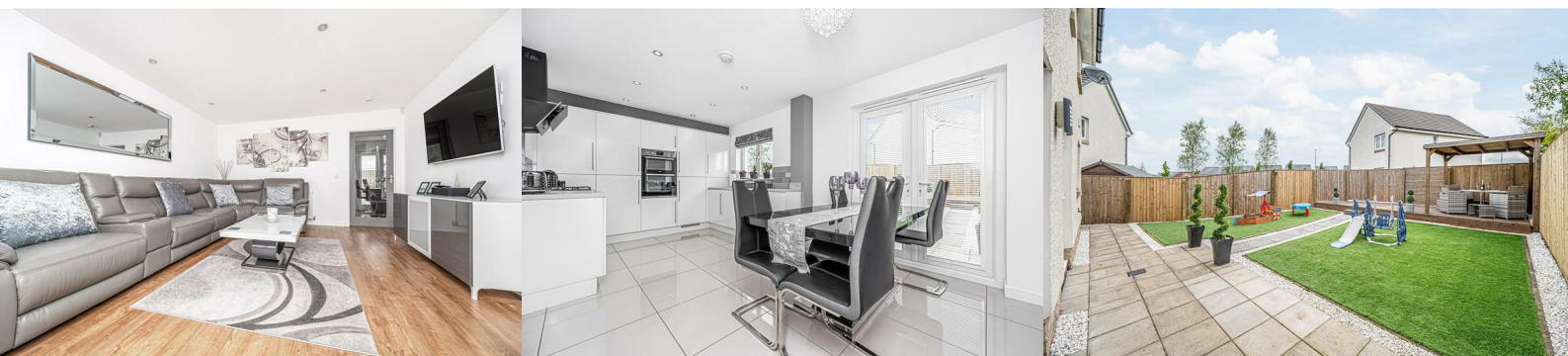
## 3 Mclean Crescent

Heartlands, Whitburn, EH47 0ST

Offers over £294,000



Set within the highly coveted Heartlands estate at the west of Whitburn is this stunning 4 bedroom detached property, offering a wonderful home for a growing family moving up the property ladder. An "Oakmont" style by Bellway Homes, the property was completed in 2018 and blends a perfect base for commuting professionals with a peaceful family friendly location. An M8 junction within minutes drive of the property offers easy access to Scotlands busiest motorway, providing convenient travel for those working throughout the central belt. An additional commuting link can be found at Armadale train station a few miles to the north, whilst a Citylink coach runs a regular service with bus-stop found at Heartlands Services. A range of fast food outlets and a convenience store can be found within the area, whilst Whitburn itself provides a further selection of independent traders, national brands and education from nursery to secondary level.



**Description**

Offering almost 1300 sqft of accommodation, the property is an impressive family home that is immaculately presented throughout and offered in true turn-key condition to allow easy entry for the incoming new owner. Four generous double bedrooms includes fitted wardrobes to 3 of the rooms, allowing excellent everyday storage facilities whilst further storage space is available on both levels or from the partially floored attic area. The master bedroom is enhanced by an en-suite shower room, with a family bathroom offering 3 piece suite and a ground floor WC provided further convenience for a busy family. A spacious main living room is an comfortable space to relax and unwind after a busy day. The stunning dining kitchen is the true heart of the home, with sleek storage cabinets complimented by a range of integrated appliances with ample room to entertain or host daily family meals. An adjacent utility is perfect for laundry requirements whilst offering an additional sink and storage capacity. French doors lead out to the rear garden, which has been beautifully landscaped to offer easy maintenance and year round enjoyment for all the family with a side patio area a hidden gem and catching the last of the evening sunshine. A further area laid to lawn can be found to the front alongside a double driveway and integrated garage, where further parking, storage or conversion potential is available.

**Client Comments**

"Great house and neighbourhood. Fantastic property for hosting friends and family. The garden is tranquil and great to spend summer days relaxing. We will miss the house and our great neighbours. Heartlands is a fantastic area to live in the vibrant town of Whitburn"

**Heartlands**

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 soon to open neighbourhood centre will include a supermarket 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.

Entrance Hall 6'0" x 5'8" (1.84m x 1.74m)

Living Room 17'1" x 13'0" (5.21m x 3.98m)

Kitchen 16'5" x 10'0" (5.01m x 3.07m)

WC 6'2" x 3'8" (1.90m x 1.14m)

Utility 6'9" x 6'0" (2.07m x 1.85m)

Upper Hall 12'1" x 6'7" (3.70m x 2.02m)

Bedroom 1 13'5" x 9'8" (4.11m x 2.96m)

En-Suite 6'7" x 3'10" (2.02m x 1.18m)

Bedroom 2 15'2" x 10'11" (4.63m x 3.33m)

Bedroom 3 12'9" x 8'3" (3.90m x 2.52m)

Bedroom 4 9'8" x 9'3" (2.95m x 2.82m)

Bathroom 7'6" x 5'7" (2.31m x 1.71m)

**Key Info**

Home Report Valuation: £305,000

Total Floor Area: 112m<sup>2</sup> (1260 ft<sup>2</sup>)

Parking: Driveway & Garage

Heating System: Gas

Factor Fee: £7.50 pm

Council Tax: E - £2495.38 per year

EPC: C

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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.

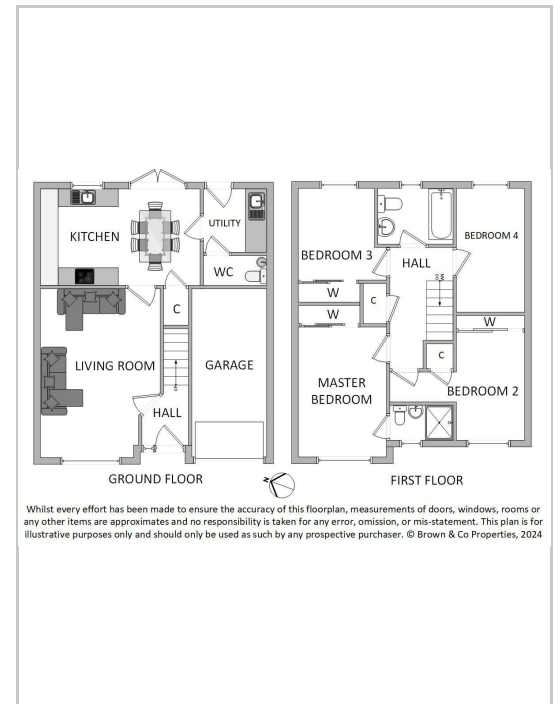
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

