



7 Kinniburgh Crescent

Whitburn, EH47 0SS

Offers over £295,000



Enjoying a peaceful cul-de-sac position within the sought after Heartlands estate in Whitburn, this impressive 4 bedroom detached property offers an excellent option for a growing family in search of their forever home. This seldom available "Victoria" style by Bellway Homes was completed in 2017 and is a perfect choice for buyers looking to upsize and move to this exciting location. Commuting professionals will benefit from a handy link to the M8 motorway, offering convenient travel throughout the central belt. Young families will benefit from a range of schooling within the town, from nursery through to secondary level with the sprawling Polkemmet Country Park a popular family attraction within short walking distance from the property. The Heartlands estate is continually growing and with the addition of a number of shops and food outlets, the location is sure to appeal to a range of buyers in todays market.



Description

The property itself offers over 1300 sqft of accommodation that suits buyers at various stages of their property journey. Enjoying a cul-de-sac position with nice outlook to the front in Kinniburgh Crescent, the property is a peaceful sanctuary within this busy development. Good sized rooms throughout includes 4 double bedrooms, a rarity in new builds these days. The generous master features fitted wardrobes with mirrored sliding doors and the benefit of a private en-suite shower room. The remaining bedrooms all provide a flexible space to suit family or home working arrangements, with additional storage potential available via both hallways. A spacious dining kitchen is the heart of the home, perfect for everyday family meals or entertaining friends and family. The kitchen includes a range of sleek cabinets alongside integrated appliances, with a breakfast bar and ample room for a table for more formal dining. An adjacent utility is ideal for catering for laundry requirements. The main living room is a comfortable space to relax and unwind after a busy day. A family bathroom with 3 piece suite and a ground floor WC completes the accommodation, providing choice and convenience for a busy family. A double width driveway to the front is complimented by an integral garage, ideal for additional parking or conversion potential. A range of visitor parking spaces also surround the property. The enclosed rear garden enjoys slatted patio and decked terrace, allowing for good exposure of the sunshine throughout the day.

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 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.

Living Room 17'9" x 10'4" (5.42m x 3.15m)

Kitchen / Dining Room 20'11" x 9'10" (6.40m x 3.01m)

Utility Room 6'2" x 5'10" (1.89m x 1.78m)

Bedroom 1 13'8" x 11'6" (4.17m x 3.51m)

En Suite 6'5" x 4'2" (1.96m x 1.28m)

Bedroom 2 14'1" x 8'5" (4.30m x 2.57m)

Bedroom 3 11'8" x 11'6" (3.57m x 3.51m)

Bedroom 4 11'5" x 8'5" (3.49m x 2.57m)

Bathroom 9'2" x 5'6" (2.80m x 1.70m)

Garage 17'9" x 8'5" (5.42m x 2.57m)

Extras

All blinds, lights and integrated appliances are included in the sale. Other items by separate negotiation.

Key Info

Home Report Valuation: £300,000

Total Floor Area: 123m² (1325 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2495.38 per year

Factor Fee: £40 per quarter

EPC: C

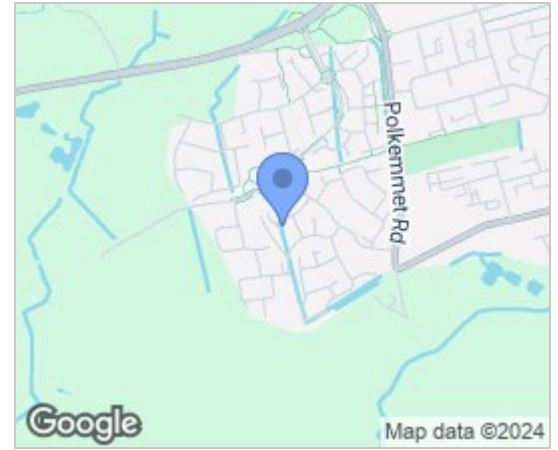
Disclaimer

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.

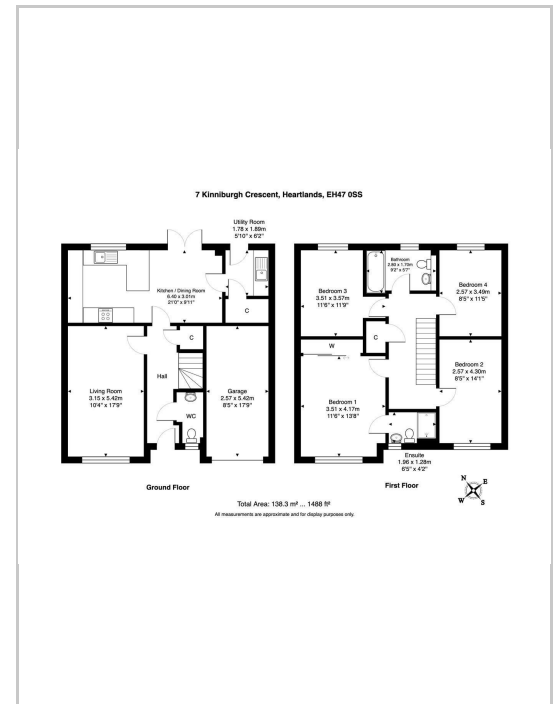
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

