



38 Crofters Way

East Whitburn, Bathgate, EH47 8ES



Property Summary

Set on a peaceful cul-de-sac in East Whitburn, this four-bedroom detached house offers spacious living accommodation and a picturesque village lifestyle. The home features lightly decorated interiors and it has excellent built-in storage. Furthermore, it boasts a well-appointed kitchen, as well as a bathroom, an en-suite, and a WC. In addition, the property has generous private parking and a fully-enclosed rear garden, which is easy to maintain and with a suntrap, southwest-facing aspect – perfect for summer dining.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a dishwasher, fridge/freezer and a washing machine to be included in the sale.

Property Features

- A spacious detached house
- Part of a family-friendly development
- Quiet location in East Whitburn village
- Bright hall with built-in storage and a WC
- Living room with patio doors to the garden
- Open-plan kitchen/dining room
- Three double bedrooms with wardrobes/storage
- Versatile single bedroom/home office
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with over-bath shower
- Well-maintained front garden
- Enclosed, southwest-facing rear garden
- Multi-car driveway and integrated garage
- Gas central heating and double glazing
- Home Report Value - £285,000
- EPC Rating - D





Living room with patio doors
to the garden and
an open-plan
kitchen/dining room





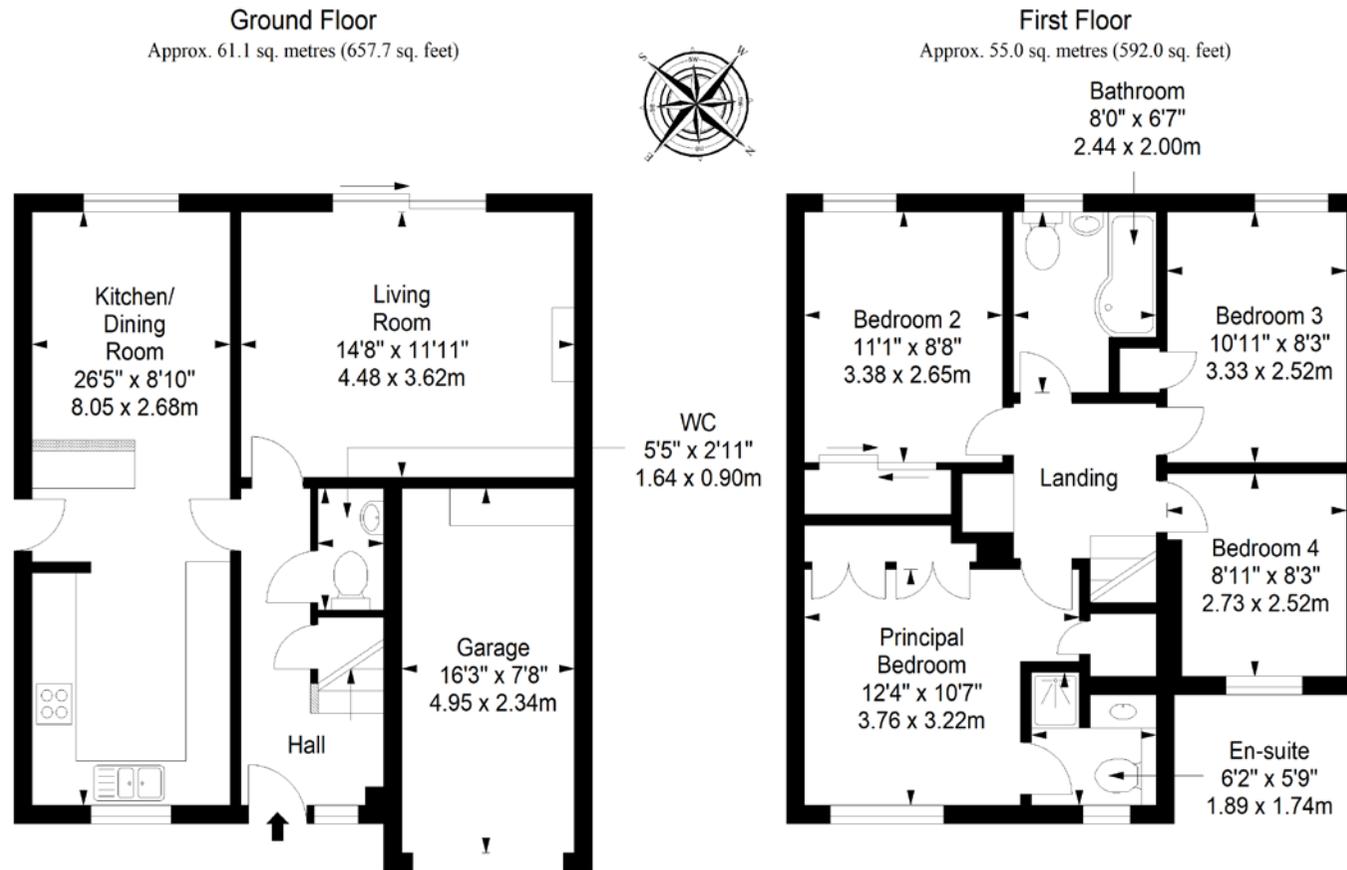


Three double bedrooms and
a versatile single bedroom/
home office





Floorplan



Total area: approx. 116.1 sq. metres (1249.7 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106