



11 McGregor Crescent, Whitburn

Bathgate

Offers Over £210,000



11 McGregor Crescent

Welcome to this delightful three-bedroom semi-detached home, nestled in the highly sought-after Heartlands development in Whitburn.

This well-presented property offers a harmonious blend of modern living and convenience, making it an ideal choice for families or professionals.

Upon entering, you are greeted by a welcoming entrance hallway that separates the living areas of this lovely home. The ground floor comprises a convenient WC, a comfortable and inviting lounge perfect for relaxation and entertaining, and a modern, well-equipped kitchen with direct access to the beautifully landscaped rear garden, ideal for indoor-outdoor living.

Upstairs, the principal bedroom is generously sized and features fitted wardrobes and an en-suite shower room for added privacy and luxury. The second bedroom also boasts fitted wardrobes, offering ample storage space, while the third bedroom is versatile and well-proportioned, suitable for use as a bedroom, home office, or nursery. The stylish and functional family bathroom completes the upstairs accommodation.



Externally, the property benefits from a driveway providing convenient off-street parking, a garage offering additional storage or parking space, and a well-proportioned, west-facing garden perfect for outdoor activities and enjoying the evening sun.

Throughout, the property boasts fresh and neutral décor, ready for you to move in and make it your own. Don't miss this opportunity to secure a charming home in the desirable Heartlands development. Schedule a viewing today!

Council Tax band: D

Tenure: Freehold

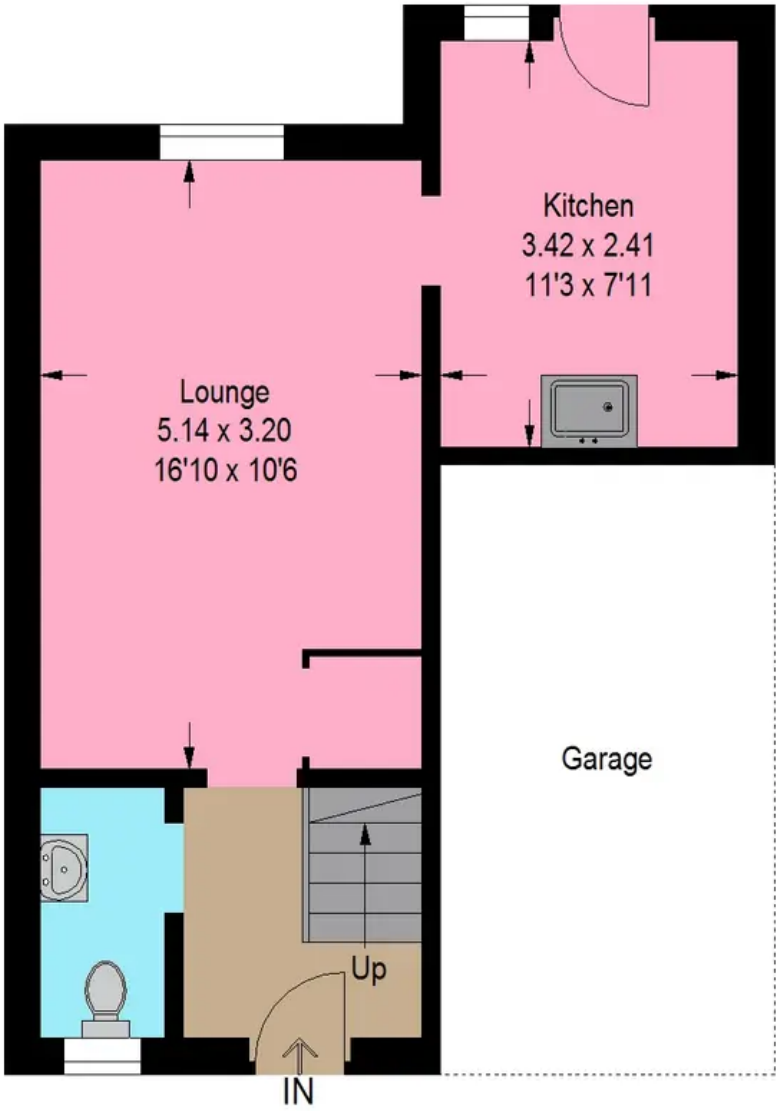
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

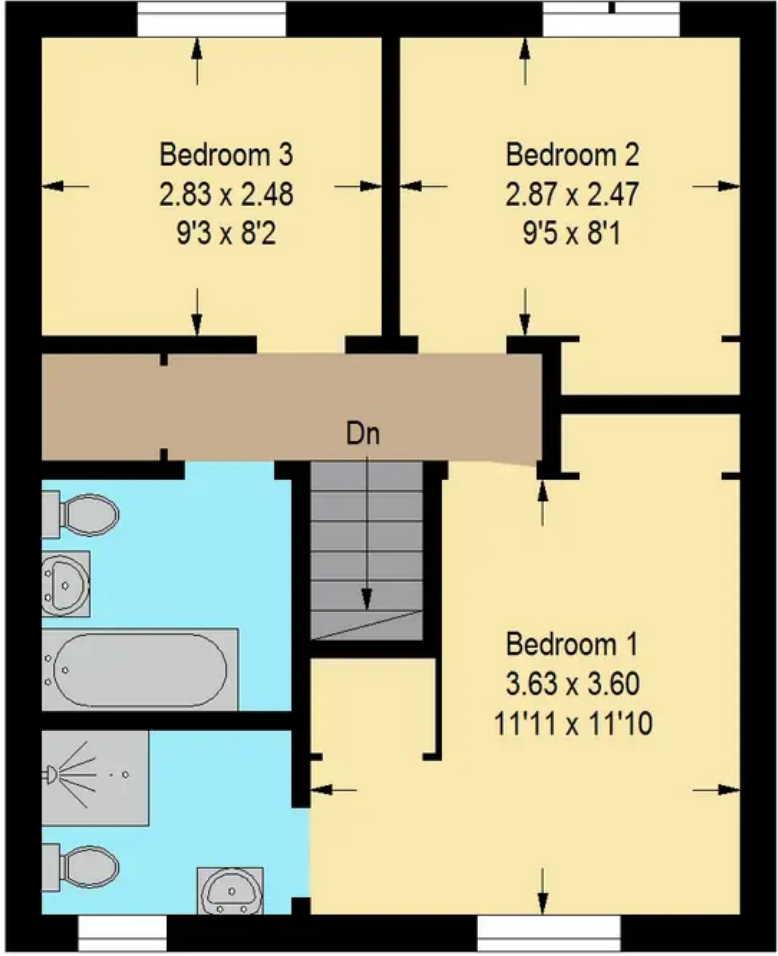




Approximate Gross Internal Area (Excluding Garage)
75.7 sq m / 815 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1085570 / Ref:88141)





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