



21 Mansewood Crescent, Whitburn

Offers Over £300,000

21 Mansewood Crescent

Whitburn

Nestled within a peaceful residential pocket of Whitburn, this exceptional four-bedroom detached bungalow presents a rare opportunity for those seeking flexible living space in a highly sought-after location.

From the moment you step into the welcoming vestibule, the generous layout and well-considered design of this home are immediately evident.

With a bright and expansive lounge that provides the perfect space for relaxing and entertaining. With lots of natural light, it flows seamlessly into a charming sunroom.

Positioned to the rear is the heart of the home a stunning open-plan kitchen and dining area, thoughtfully extended to offer an impressive space for modern family living.

The layout continues with a separate utility room and a conservatory, creating multiple zones for both everyday use and entertaining.

The property offers Three well-proportioned bedrooms, each providing ample room for bedroom furnishings and storage and 1 smaller room perfect for a study or nursery

The master bedroom enjoys the added benefit of a stylish three-piece en-suite, while bedroom two has convenient access to a second three-piece bathroom, also accessible via the hallway.

A further family bathroom completes the internal accommodation, offering a practical and functional layout for family life.

Externally, the home continues to impress. A double garage with stair access leads to a partially converted upper floor, providing excellent potential for a variety of uses, whether it be a home office, studio, gym, or hobby room - The possibilities are endless.

Seldom does a property of this size and potential become available in such a desirable location.



While modernisation would be beneficial, the home offers an excellent canvas for those looking to put their own stamp on a property. With its generous footprint, extended layout, and versatile outbuilding, 21 Mansewood Crescent presents a fantastic opportunity to create a truly personalised and contemporary family home. Early viewing is highly recommended to fully appreciate the scope and possibilities on offer.

Located in an area rarely available, Only a short walk away Croftmalloch primary school .On your door step you can enjoy Multiple parks nearby including Blaeberry play park, ideal for family strolls and Whitburn community centre that houses a members gym. The property is Close to supermarkets such as Lidl & Aldi and only a short walk to the high street where you can find lots of amenities such as the local Bakers, Butchers, Barbers and takeaway food outlets.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



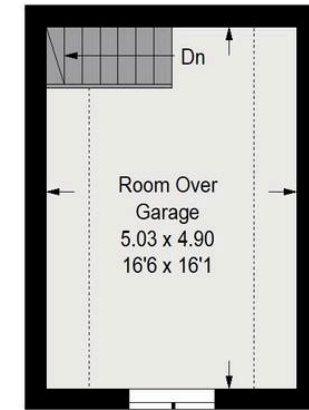
- Three Spacious Rooms and One Smaller Room Perfect For A Study Or Nursery
 - Detached Bungalow In Sought After Area
 - Mature Expansive Front And Rear Gardens
 - Large Detached Two Story Garage
 - Open Plan Kitchen Dining Area
- Driveway
- 4 Parking Spaces



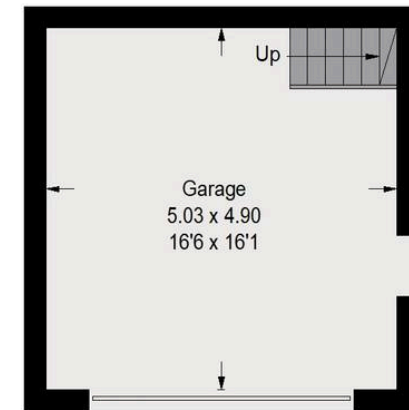




Approximate Gross Internal Area 158.3 sq m / 1704 sq ft
Garage = 42.8 sq m / 460 sq ft
Total = 201.1 sq m / 2164 sq ft



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

