



24 Crofters Gate, East Whitburn

Offers Over £170,000



## 24 Crofters Gate

### East Whitburn

Nestled at the end of a highly sought-after cul-de-sac in the heart of East Whitburn, this immaculate 2-bedroom semi-detached home offers modern living in turn key condition. Lovingly upgraded over the past 7 years by the current owners, 24 Crofters Gate boasts strong curb appeal and stylish interiors, making it a must-see for first-time buyers, growing families, or those looking to downsize. Presented to the market with no onward chain to ensure a seamless transition into your new home! Step inside to a bright and spacious lounge flooded with natural light, perfect for relaxing or entertaining. It's neutral and tasteful palette sets the tone for the rest of the property. A large storage cupboard adds convenience.

Flowing seamlessly into the heart of this beautiful home, the open plan kitchen/diner. With sleek white gloss base and wall mounted cabinetry ensuring ample storage and space for a range of appliances including an integrated oven and hob, washing machine, dishwasher as well as a free standing fridge/freezer, enhancing practicality for buyers. There is space for dining, ideal for casual family meals or hosting. There are double doors out to the garden, extending the entertaining space during warmer months.

Venturing upstairs discerning buyer's will find two generous double bedrooms, both benefitting from built in mirrored wardrobes, ensuring a clutter free environment and great storage space.



Completing the accommodation is the stunning family bathroom, designed by the current owners this has been completed to a high standard and features a three piece suite with shower over the bath, modern paneling which adds a sense of luxury and complimentary accents.

Externally there is a front garden which is laid to lawn. There is a mono block driveway suitable for multiple cars. To the rear, there is a landscaped garden featuring mono block paving, recently renewed decking and artificial grass creating a serene space to escape to after a long day as well as family activities, there is also a useful storage shed for added convenience.

East Whitburn offers a strong sense of community and excellent local amenities. Nearby shops, supermarkets, and eateries are within easy reach. Families will appreciate the proximity to reputable local schools, while excellent transport links via the M8 motorway and nearby train stations in Bathgate and Armadale provide effortless access to Edinburgh, Glasgow, and beyond.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

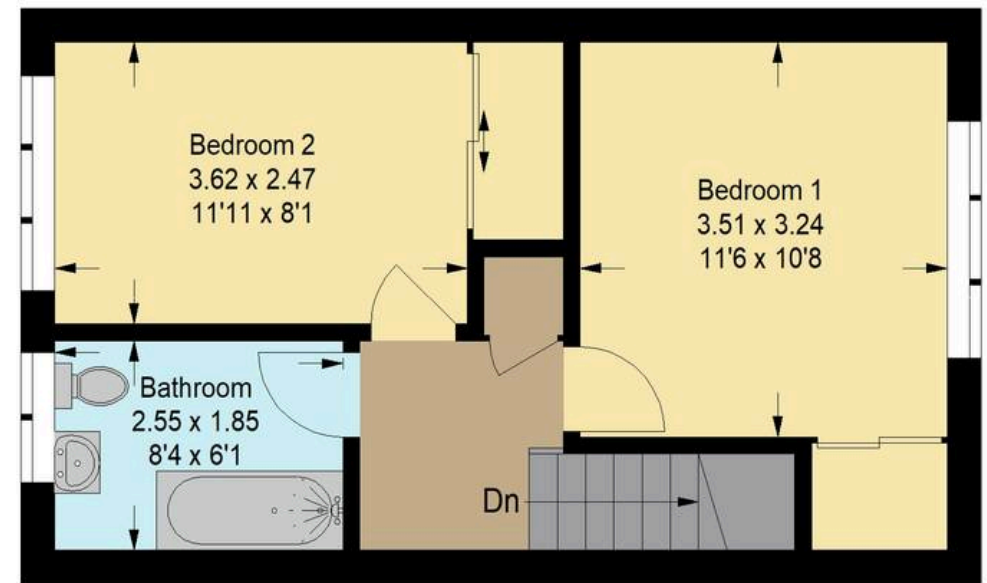




Approximate Gross Internal Area = 71.6 sq m / 771 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1204618 / Ref:90611)



## Bridges Properties

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