



## 87 McLean Crescent

### Whitburn

Welcome to McLean Crescent, a beautifully presented three-bedroom detached home built in 2019 by Bellway Homes. This 'Erin-vale' style property combines modern design, generous living space, and a private landscaped west-facing garden, all set in a well-connected part of Whitburn. Offered to the market chain free, it is ready for its new owners to move straight in and enjoy.

Upon entering, you are welcomed into a bright hallway that sets the tone for the rest of the home. To the left, the spacious lounge offers an inviting retreat, comfortably accommodating two large sofas and additional furniture. A stylish media wall creates a focal point, while dual-aspect windows flood the space with natural light.

To the right, the open-plan kitchen and dining area has been finished to a high modern standard, complete with sleek black accents. The kitchen is fully fitted with integrated appliances, including an oven, grill, four-point gas hob, dishwasher, and washing machine. There is ample cabinetry and worktop space, along with room for a dining table to seat four. Patio doors open directly onto the west facing garden, creating a seamless flow between indoor and outdoor living, ideal for entertaining.

A convenient WC is located on the ground floor, featuring stylish character tiling and a made to measure wall mirror. Additional storage is provided underneath the stairs.

Upstairs, the principal suite is a bright and airy space, enhanced by fitted wardrobes and a Juliet balcony that face east, welcoming the morning sunlight. The modern ensuite features a standing shower, sink, WC, full tiling, and a bespoke wall mirror. Bedroom two can comfortably accommodate a double bed with bedside cabinets and a wardrobe, while bedroom three offers flexibility as a single or double bedroom, nursery, or home office.

The family bathroom is a beautifully appointed three-piece suite, including a bathtub with an overhead shower, grey and black accent tiling, and a made to measure mirror.



The west-facing rear garden is fully landscaped for low-maintenance enjoyment. A decked seating area captures the best of the afternoon and evening sun, and the garden's privacy makes it perfect for relaxing or hosting. A shed provides useful storage, and the property also benefits from a two-car driveway to the front.

Location wise, McLean Crescent is ideally situated for commuters and families alike. Whitburn offers excellent transport links to Edinburgh and Glasgow via the M8, with a variety of local amenities within easy reach. Home Bargains, Scotmid, the soon to open Tesco Express, Starbucks, Domino's, and a Shell garage provide everyday convenience. The town also boasts Aldi, Lidl, a range of cafes and restaurants, and the nearby Polkemmet Country Park, a fantastic destination for walkers, cyclists, and families. Whitburn Academy and local primary schools are both close by, making this a superb choice for family living.

Modern, stylish, and move in ready, this stunning Bellway home is a perfect opportunity for buyers seeking comfort, convenience, and a welcoming community.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Two Car Driveway
- West Facing Suntrap Garden
- Principle Bedroom with Juliet balcony & En-suite
- Open Plan Kitchen & Dining with integrated appliances
- Fantastic Travel Links to Edinburgh & Glasgow via M8
- Polkemmet Country & Whitburn academy Park within driving distance



REAR GARDEN

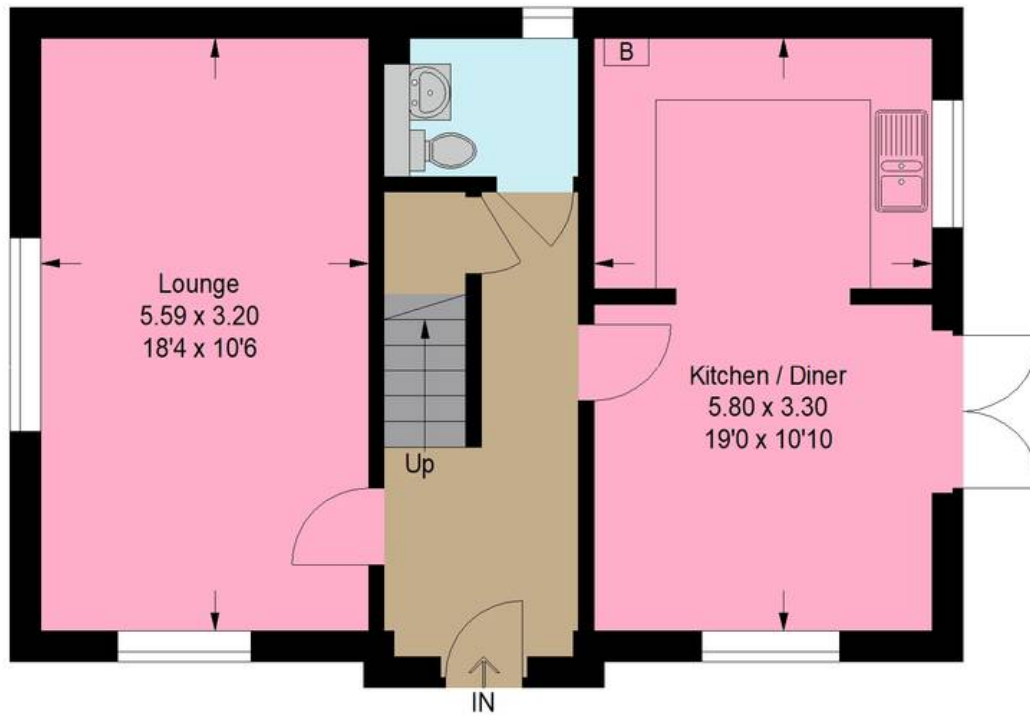
DRIVEWAY

2 Parking Spaces





Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1231601 / Ref:91178)



## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

