



12 Mickel Crescent, Whitburn

Offers Over £230,000



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Whitburn

Welcome to Mickel Crescent, a stunning modern family home built in 2020 and owned since new, offered to the market in true walk-in condition. Thoughtfully designed and beautifully presented, this property is perfectly suited for growing families in search of space, commuters looking for excellent motorway links between Glasgow and Edinburgh, or professionals who want the flexibility of a versatile home with stylish finishes throughout. From the moment you step inside, this home impresses. The bright and welcoming hallway introduces the contemporary design that runs throughout. Immediately to the left, you will find the former garage, which has been cleverly converted into a versatile room currently used as a children's playroom. This flexible space could easily adapt to suit your lifestyle, whether as a home office, guest bedroom, gym, or snug offering exceptional practicality for modern living.

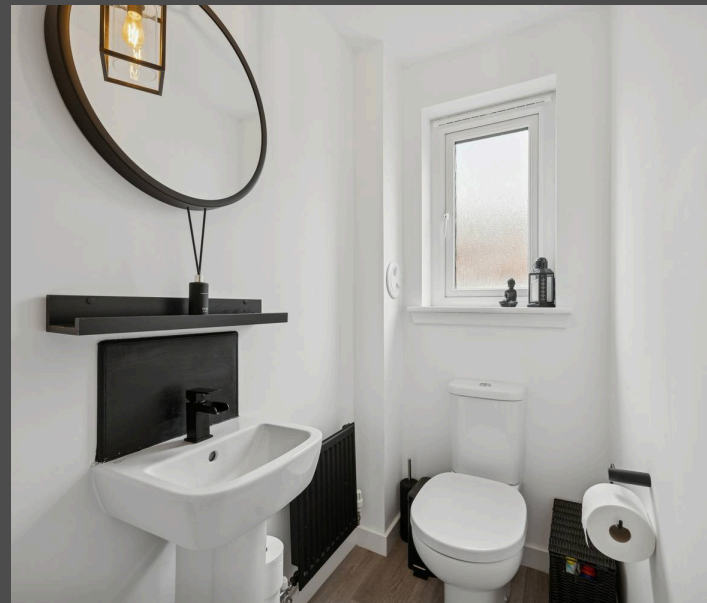
To the rear of the property, the spacious lounge enjoys views over the landscaped garden and benefits from a handy under-stair storage cupboard. Flowing seamlessly from here, the sleek kitchen/dining area is finished in a stylish neutral palette with crisp cabinetry, ample storage, and generous workspace. From the kitchen, the backdoor open directly onto the garden.



The garden itself is a standout feature. Landscaped to a high standard, it boasts a sunken seating area, ideal for enjoying evening sunshine, decking, and low-maintenance artificial grass. Mature trees at the rear provide a rare sense of privacy not often found in new developments, making this outdoor space both beautiful and practical. Completing the ground floor is a spacious WC, adding to the convenience of the home and finished with modern tiling and contemporary designs.

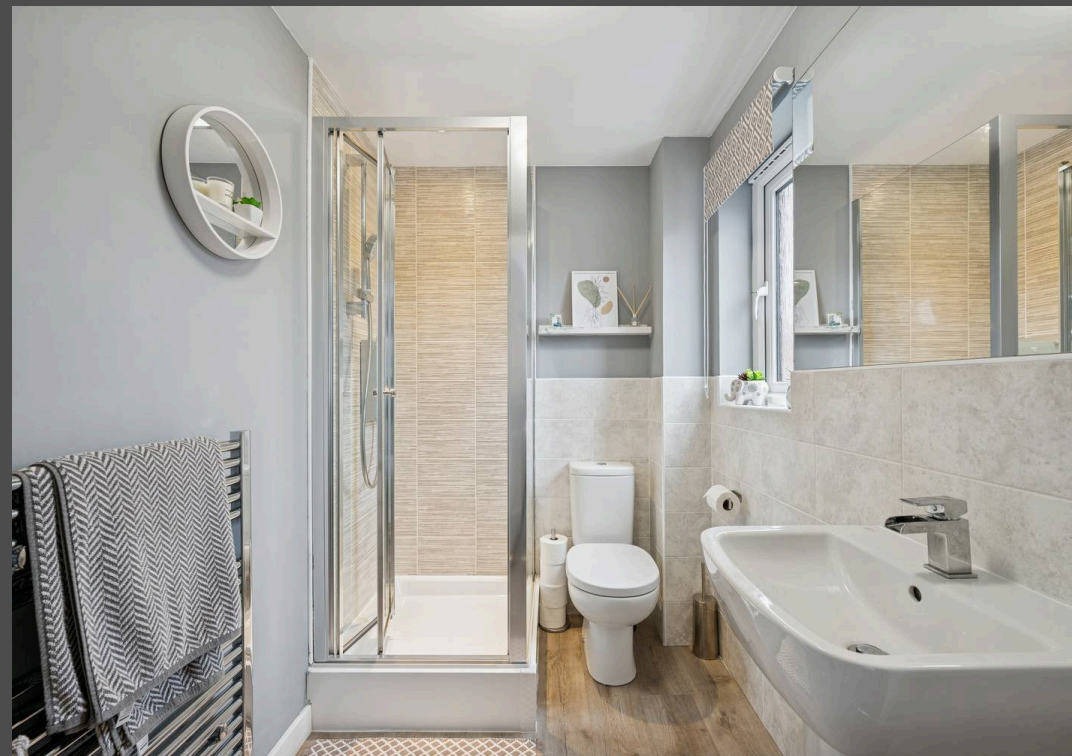
Upstairs, the home continues to impress. The principal bedroom suite offers a true retreat, currently hosting a super-king bed with space for freestanding or fitted wardrobes, the room is also a bright haven due to the generously sized front facing windows, this room also boasts a luxurious en-suite with shower, decorated in neutral tiling and colour tones. Two further bedrooms provide fantastic flexibility, bedroom two is currently used as a nursery but could comfortably accommodate a double bed, providing space for free standing furniture or option to add in integrated wardrobes. While bedroom three is set up as a dressing room, this could easily be a guest bedroom, study, or home office. A family bathroom, finished in fresh neutral tiling, completes the upper level alongside a useful storage cupboard in the hallway.

Externally, the property enjoys a double driveway with the additional benefit of an electric vehicle charging point, further enhancing its appeal for modern buyers.

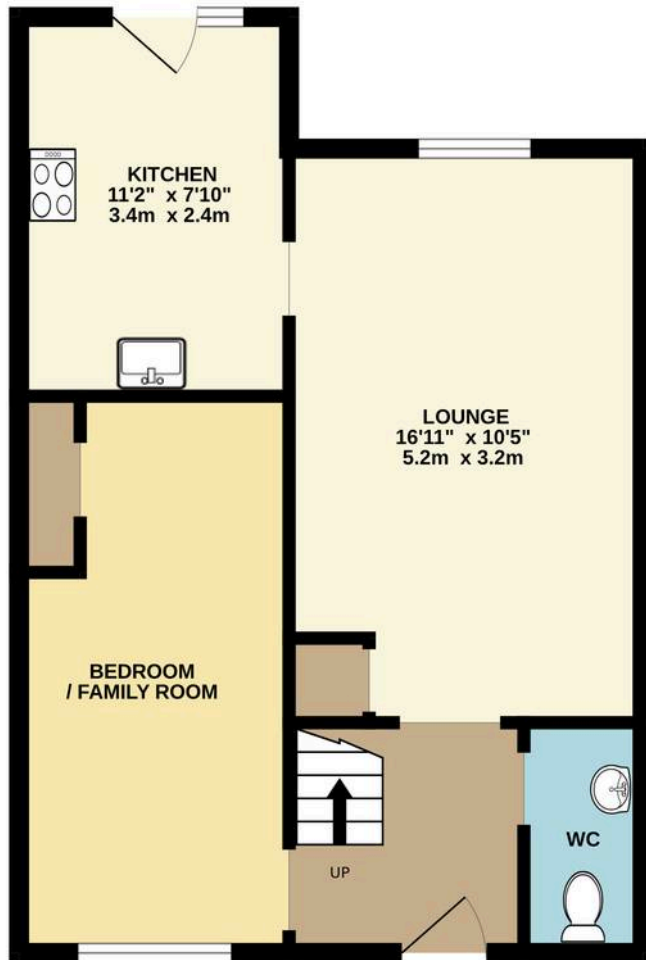


The location is just as impressive as the property itself. Mickel Crescent is set within the vibrant Heartlands development, renowned for its welcoming community and fantastic commuter links. Whitburn offers a full range of local amenities including shops, eateries, and healthcare facilities, while excellent schooling is close at hand with Croftmalloch Primary and Whitburn Academy nearby. For commuters, Armadale and Bathgate train stations provide direct access to Edinburgh and Glasgow, and the M8 motorway is only minutes away, ensuring unrivalled connectivity.

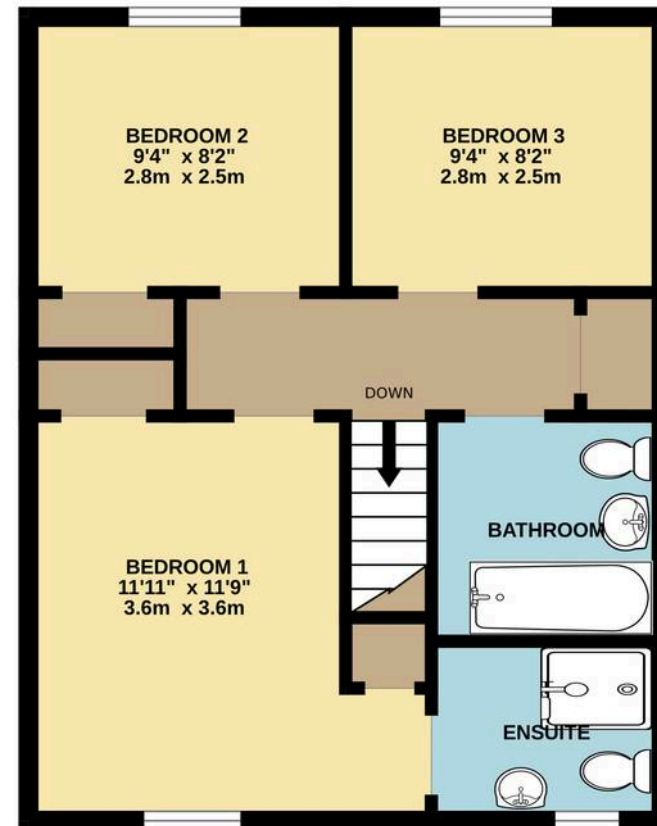
This is an immaculate and versatile home, ideal for those seeking style, convenience, and space in one of West Lothian's most exciting communities.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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