



97 Croft Park Crescent, Whitburn

Offers Over £230,000



## 97 Croft Park Crescent

### Whitburn

Welcome to Croft Park Crescent, Heartlands, a beautifully presented three bedroom semi detached home built by Taylor Wimpey in 2021. This *Boswell* style property is just four years old and offers a modern, move in-ready interior, a south-facing garden, and a two-car driveway, perfectly blending contemporary living with everyday comfort. Upon entering, you're greeted by a bright and spacious hallway that immediately sets the warm and inviting tone of the home. To the right hand side sits the lounge, a generous and well proportioned space that can comfortably accommodate two large sofas. This room benefits from patio doors leading directly to the south-facing garden, allowing natural light to flood the space throughout the day. The room also features space for a media wall or fireplace, making it a cosy yet versatile retreat for relaxing or entertaining.

To the left hand side of the hallway, you'll find the open-plan kitchen and dining area, the true heart of the home. Designed with both practicality and style in mind, this area features dual-aspect windows that create a bright, airy feel. The kitchen is fitted with all integrated appliances, including a four-point gas cooker, oven, washer-dryer, dishwasher, and fridge-freezer. Finished with modern grey cabinetry, wood-style worktops, and chrome accents, it strikes the perfect balance between sleek and functional. The dining area comfortably hosts four people and is ideal for family meals or hosting guests. Also on the ground floor, a two-piece WC sits conveniently off the hallway, finished with character wallpaper, chrome fittings, and a clean, contemporary look.



Upstairs, a bright and spacious landing introduces the rest of the home. The principal bedroom can comfortably accommodate a king size bed with bedside cabinets and features space for wardrobes. It also benefits from a private en-suite, a stylish three-piece suite with splashback tiling, a fully tiled shower enclosure, and chrome fixtures providing a touch of luxury to everyday living. Bedroom two can comfortably fit a double bed with space for a wardrobe and drawers, making it ideal as a guest or second bedroom. Bedroom three is currently used as a single room and workspace, offering flexibility as a nursery, home office, or children's bedroom. This room enjoys double aspect windows, allowing for an abundance of natural light and lovely open views.

The family bathroom is a beautifully finished three-piece suite with a bathtub, overhead shower, and stylish tiling around the bath and sink area. A made-to-measure wall mirror and modern chrome accents complete the look.

Externally, the south facing garden offers a peaceful and private outdoor retreat. Designed for low maintenance, it features both paved and decked areas, perfect for summer dining, entertaining, or simply enjoying the sunshine throughout the day. To the front, a two-car driveway provides convenient off-street parking, with additional visitor spaces nearby.

Croft Park Crescent is perfectly positioned within the Heartlands development, just a short walk from Polkemmet Country Park and the Whitburn Golf Course, ideal for families, walkers, and nature lovers. Everyday conveniences are within easy reach, with a ScotMid, Domino's, and Home Bargains nearby, as well as a Tesco Superstore currently under development. Excellent transport links via the M8 motorway provide swift access to Edinburgh and Glasgow, while Whitburn Academy and the vibrant High Street are just a short drive away.

Beautifully modern, spacious, and move-in ready, this stunning Boswell home at Croft Park Crescent offers the perfect blend of comfort, location, and lifestyle.

Council Tax band: D

Tenure: Freehold

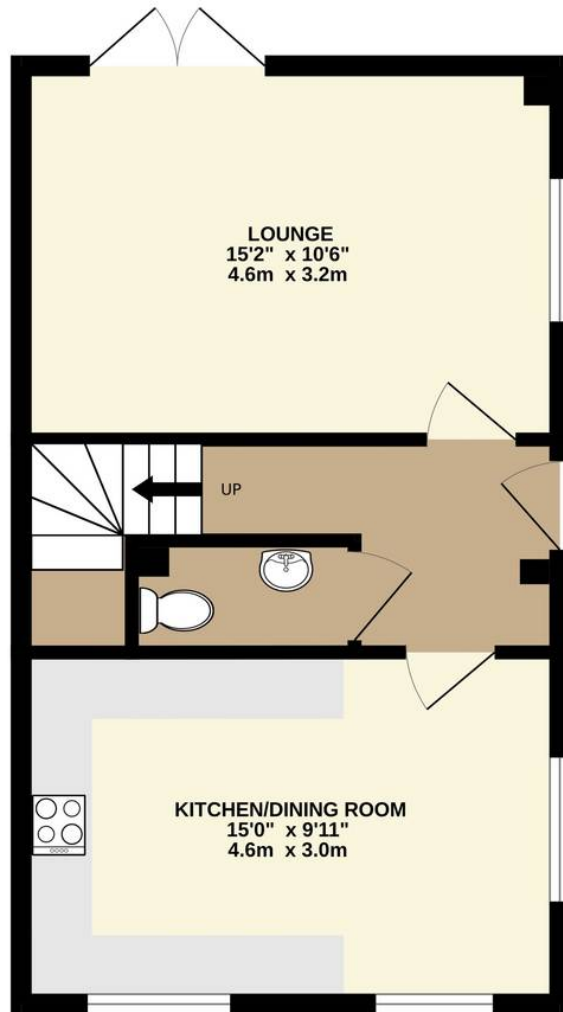
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

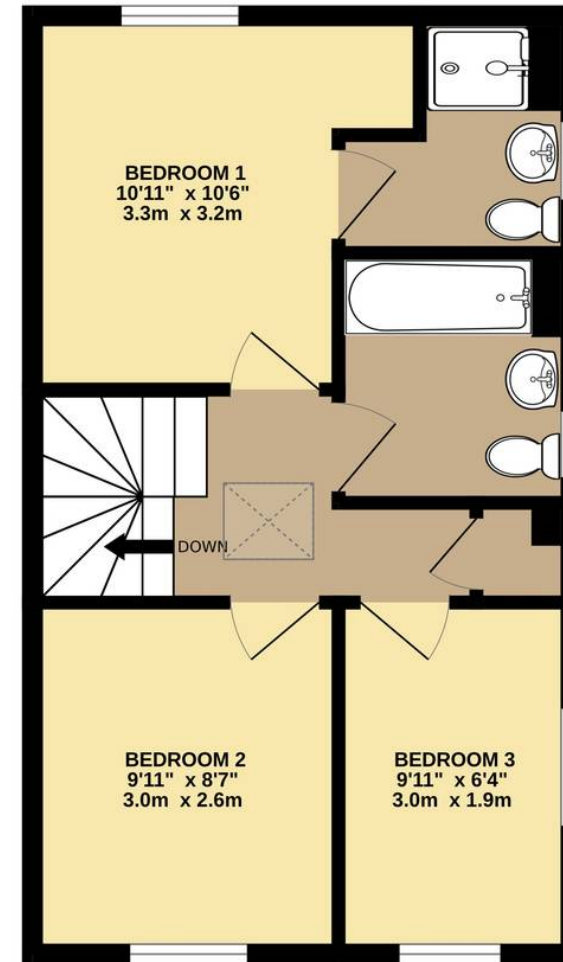




GROUND FLOOR



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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