



East Whitburn | Crofters Gate | Offers Over £170,000

Charming 2-bedroom semi-detached home featuring two double bedrooms, a private driveway, and well-maintained front and rear gardens. Perfect for modern living.



Immerse yourself in the charm of 27 Crofters Gate, a delightful semi-detached abode nestled in the heart of East Whitburn, West Lothian. This property presents a fabulous opportunity for small families and first-time buyers to acquire a space that boasts both style and convenience.

This welcoming residence offers two generously sized bedrooms, a contemporary family bathroom, and ample living space, perfect for modern living. The exterior exudes curb appeal with its inviting garden and a practical driveway to the side, accommodating two vehicles.

Upon entering, the hallway invites you into a freshly decorated lounge, bathed in natural light from the front window that frames views of the charming garden which is laid to lawn behind a timber fence. The laminate flooring and electric fire create a cosy atmosphere for relaxation, while a handy store cupboard adds to the practicality of the space. Through the lounge, a door leads to the heart of the home: the kitchen/diner. This area is thoughtfully designed with light grey base and wall units, complementing worktops, and an integrated oven, hob, and hood. There is also space for a free-standing washing machine and fridge/freezer that are also included in the sale price (no warranty) The bespoke breakfast table and stools make for a warm, communal spot to enjoy meals and conversation.



The conservatory, accessed via the kitchen, offers a tranquil retreat with views over the well-kept garden and versatility as an additional sitting area, playroom, or home office.

Upstairs, the two bedrooms feature laminate flooring and fitted mirror wardrobes, with the master bedroom boasting stylish wallpaper accents. Both are sizeable doubles with space for additional free-standing bedroom furniture as required. The family bathroom completes the accommodation with a white 3-piece suite comprising of w.c, wash hand basin, bath with shower incorporated above, and white high gloss storage. The walls are tiled, and an opaque window overlooks the rear. The panelled ceiling and spotlights complete the look perfectly.

Completing this superb property is the rear garden, a blend of lawn, paving, and chips, perfect for outdoor enjoyment and relaxation. Enclosed within timber fencing making the garden both child and pet friendly. Raised planters add a touch of greenery and provide an ideal space for cultivating flowers, herbs, or vegetables. The garden shed is included within the sale.



Gas heating and double glazing ensure all-year-round comfort. 27 Crofters Gate presents a rare opportunity to secure a home that truly caters to the desires of first-time buyers and small families alike, all within a stone's throw from excellent schools, motor links, and a short drive from Bathgate and Armadale train stations. This semi-detached sanctuary awaits to welcome you to a life of comfort and convenience.



Extras: All floor coverings, window fittings, light fittings, electric fire and surround, integrated oven, hob, free-standing fridge/freezer, washing machine (no warranty) and the garden shed.

Location: East Whitburn is a picturesque village situated in the heart of West Lothian. Known for its welcoming community and scenic surroundings, East Whitburn offers a blend of charm and modern conveniences making it a charming place to live.

East Whitburn is strategically positioned along the M8 motorway, providing excellent connectivity to major cities such as Edinburgh and Glasgow. This prime location ensures that residents can enjoy the tranquillity of village life while having easy access to urban amenities. The nearby towns of Bathgate and Livingston offer additional shopping, dining, and entertainment options.

The village boasts a tight-knit community with a friendly atmosphere. Local amenities include a variety of shops, cafes, restaurants, and essential services, ensuring that daily needs are easily met. For families, there are well-regarded primary and secondary schools in the vicinity, contributing to the areas appeal for those with children.

East Whitburn is surrounded by beautiful countryside, providing ample opportunities for outdoor activities. The nearby Polkemmet Country Park is a popular destination, featuring scenic walking trails, a golf course, and a childrens play area. Residents can also enjoy leisurely strolls or bike rides along the many paths that weave through the lush landscape.

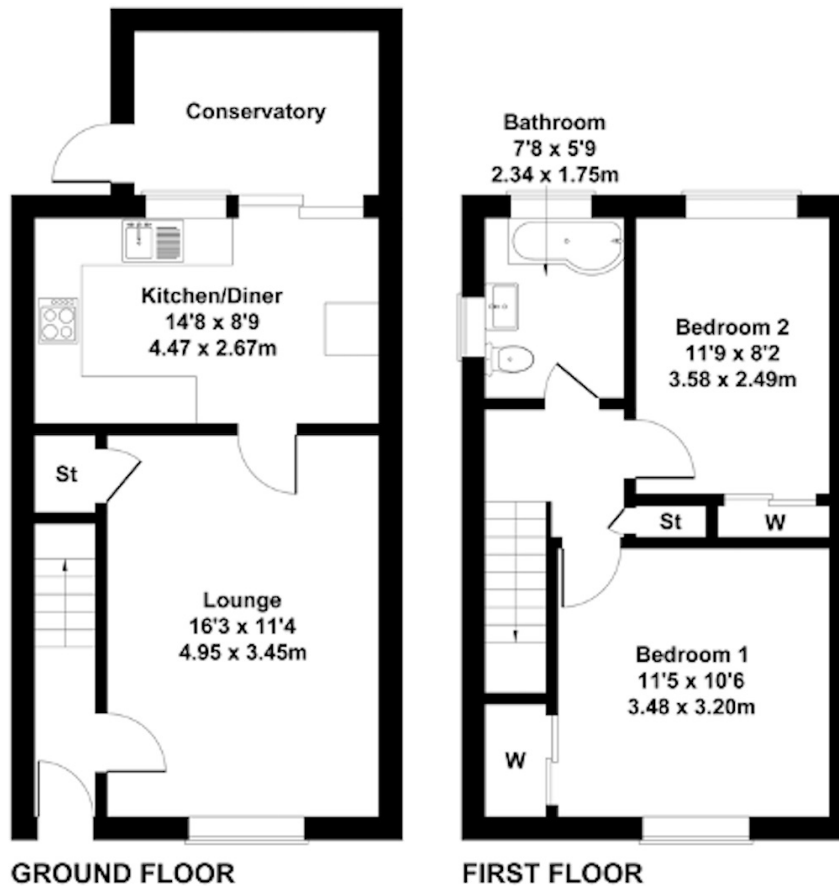
Public transport services are well-established, with regular bus routes connecting East Whitburn to neighbouring towns and cities. The nearby Bathgate and Armadale train stations offer additional convenience for commuters, making it easy to travel for work or leisure.

Whether you are looking to raise a family, commute to nearby cities, or simply enjoy a peaceful lifestyle, East Whitburn provides an ideal setting.



27 Crofters Gate, East Whitburn

Approximate Gross Internal Area
748 sq ft - 69 sq m
(Excluding Conservatory)



Not to Scale. Produced by The Plan Portal 2024
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All Enquiries

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