

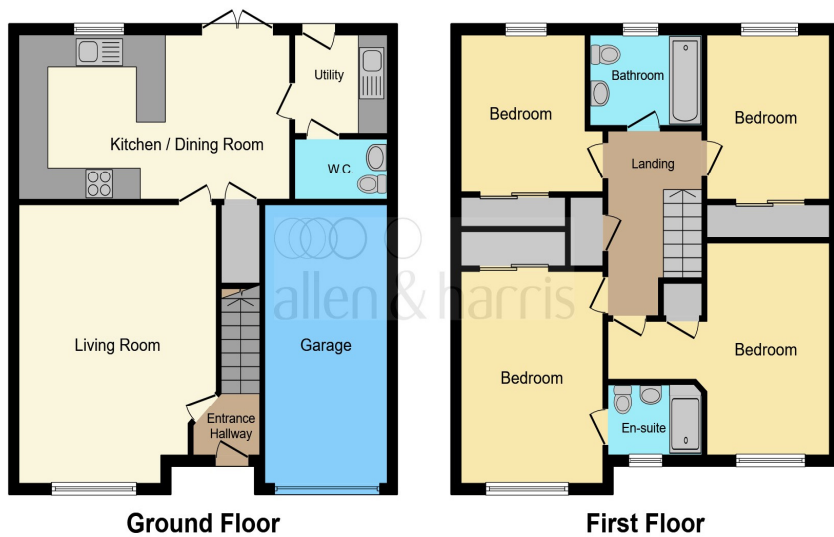


McLean Crescent, Whitburn, Bathgate, EH47 0ST

welcome to

Mclean Crescent, Whitburn, Bathgate

A wonderful opportunity to purchase this charming 4 bedroom detached family home, which offers versatile & contemporary living accommodation. The property is ideally situated in this highly desirable residential locale & viewing is fully recommended to truly appreciate all that this impressive home has to offer.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



This spacious, detached house is sure to appeal to a wide demographic of potential purchasers, especially those that are looking for an expansive family home. The property offers both flexible & versatile accommodation, which is certainly more in keeping with today's lifestyle requirements.

Internally the property boasts accommodation which is set over 2 levels & initially consists of an entrance hallway with staircase leading to the upper level. Immediately drawing you in, is the well-proportioned Living Room which is the perfect space to relax & unwind, whilst also benefitting from a large window to the front aspect which allows a wealth of natural light into the room. A door from the Living Room leads through into the open plan Kitchen / Dining Room; this is the sociable hub of the home & this modern, stylish room is the ideal retreat where friends & family will naturally gather at the start & end of the day. The contemporary design makes this Kitchen one to enjoy; tastefully tailored with an array of wall & base units, the Kitchen provides space, convenience & storage in abundance. Light flourishes in through the window & patio doors to the rear aspect; in the warmer seasons, roll open the patio doors & step out onto the patio area - this makes the ideal space for alfresco dining or purely to enjoy the attractive rear garden. To keep your Kitchen chore & clutter free, there is also a separate Utility Room, with door leading out to the rear & a downstairs cloakroom.

Ascend the staircase to the first floor landing to gain access to the upper floor living accommodation. The principal Bedroom benefits from a range of fitted wardrobes & a stylish en-suite Shower Room. There are a further three Bedrooms, all of which have the inclusion of in-built storage. Concluding the accommodation on the upper floor is a Family Bathroom which is tastefully fitted with a bath with over shower, WC & wash hand basin.

The home is well-presented throughout & the property skilfully encapsulates the versatility & contemporary living that current modern lifestyles require. There is a good range of in built storage space to be found throughout the home & the property further benefits from gas central heating system & double glazing. Viewing of this property is highly recommended to truly appreciate all that this home has to offer.

To the front of the property is a garden which is laid to lawn, with a driveway providing off street parking & access to the single integral garage. The garden to the rear consists of a patio seating area & a lawn, with timber fencing providing a family friendly environment.

Whitburn is a town situated between Glasgow & Edinburgh, with convenient access to the M8, making it ideal for commuters. There is an array of local amenities to include local shops, primary schools & secondary school. Whitburn is also perfect for those who desire outdoor pursuits with Polkemmet Country Park, situated to the west, offering woodland walks, a play area & a golf course. For additional amenities, the nearby town of Livingston provides a greater variety of shops.



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Ground Floor

Entrance Hallway

Living Room

17' 1" max x 13' (5.21m max x 3.96m)

Kitchen / Dining Room

16' 7" x 10' 2" (5.05m x 3.10m)

Utility Room

Wc

Upper Floor

Bedroom

13' 7" exc wardrobes x 9' 8" (4.14m exc wardrobes x 2.95m)

En Suite

Bedroom

12' 10" x 8' 2" (3.91m x 2.49m)

Bedroom

10' 5" exc wardrobes x 8' 3" (3.17m exc wardrobes x 2.51m)

Bedroom

9' 7" exc wardrobes x 8' 7" (2.92m exc wardrobes x 2.62m)

Family Bathroom



welcome to

Mclean Crescent, Whitburn, Bathgate

- Impressive detached family home
- 4 bedrooms
- Spacious open plan Kitchen/Dining room
- Well-proportioned Living room
- En-suite to Master Bedroom & a separate Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£277,500



view this property online [allenandharris.co.uk/Property/STI109999](https://www.allenandharris.co.uk/Property/STI109999)

Please note the marker reflects the postcode not the actual property



Property Ref:
STI109999 - 0005

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