Brown&Co
PROPERTIES LTD

01501 741222
info@brownandcoproperties.co.uk

78 Mcgregor Crescent

Heartlands, Whitburn, EH47 0AH

Offers over £290,000

4 | 3 | 1 | B

We welcome to the market this 4 bedroom detached property in a sought after Heartlands community in Whitburn, offering a perfect choice for families looking to upsize and move to this desirable development. Set at the entrance to McGregor Crescent within the Persimmon phase of the development, the property is well placed for access to the local play-park, recently opened shops, nearby choice of schooling and within easy reach of sprawling Polkemmet Country Park that is perfect for dog walkers and children to explore. A key highlight for commuters is the M8 junction opposite the entrance to the development, offering swift travel throughout the central belt to the larger towns and cities, with a rail link found 2 miles to the north in neighbouring Armadale that is linked by cycle path from the development.

Description

This “Leith” style was completed in 2018 and offers a generous footprint in excess of 1000 sqft to provide ample room for a family looking to grow. A comfortable main living room is an ideal space to relax, unwind or enjoy cosy nights on the sofa, whilst to the rear the dining kitchen is an impressive space for everyday family meals or entertaining. Equipped with a range of sleek storage cabinets and co-ordinating worktops that are ideal for daily meal preparation, the property will be sold with the appliances included here and in the adjacent utility room. A ground floor WC offers everyday convenience whilst French doors lead directly out to the rear garden area.

Upstairs, the property offers 4 well-proportioned bedrooms that are well suited for the needs of a young family looking to grow, or to accommodate home working space if required. The master bedroom includes fitted wardrobes and a stylish en-suite shower room, that has been updated by the owners since purchase from new. The further 3 rooms are well suited as space for guests, play-rooms or study space with further fitted storage available within bedroom 4. A similarly upgraded bathroom features a contemporary 3 piece suite, with a chrome mixer shower above the bath helping meet the needs of a busy family. Gas central heating and double glazing throughout provide further practical comfort, with the balance of the builders NHBC certificate passing to the new owner.

Externally, the property enjoys double width driveway to the front to allow 2 cars the space to park off-street, whilst an integral garage offers additional parking, storage or conversion potential. The rear garden has been landscaped with easy maintenance in mind, with attractive sandstone patio ideal for alfresco dining or catching the evening sun alongside some pretty special sunset views. Downlights from the roof-line help provide security at dark and form an attractive outlook to the front and rear in the evening.

Location

The Heartlands is an exciting ongoing development that is one of the largest regeneration projects in Europe, transforming former mining ground into a vibrant community with a blend of residential and commercial facilities. Lying to the west of Whitburn, the location is well aided by access to the M8 motorway via junction 4a, proving extremely handy for those commuting throughout the central belt. A Service station enjoys food outlets with takeaway, whilst a neighbourhood centre includes a supermarket, takeaway and other everyday services. Education is well catered for in Whitburn with a choice of nursery and primary schooling, whilst secondary schools are in Whitburn and Blackburn. Excellent walks are available throughout the estate whilst Polkemmet Country Park with nine hole golf course, play park and owl centre can be found on the doorstep for those keen to explore the outdoors.

Living Room 16'7" x 10'8" (5.06m x 3.26m)

Kitchen / Dining Room 16'7" x 9'8" (5.07m x 2.95m)

Utility Room 6'2" x 5'9" (1.90m x 1.77m)

Bedroom 1 12'6" x 11'7" (3.83m x 3.55m)

En-Suite 5'11" x 5'8" (1.82m x 1.75m)

Bedroom 2 10'11" x 8'6" (3.35m x 2.60m)

Bedroom 3 9'11" x 8'4" (3.03m x 2.56m)

Bedroom 4 10'5" x 8'0" (3.20m x 2.46m)

Bathroom 8'8" x 5'10" (2.65m x 1.78m)

Extras

All blinds, fixed light fittings, curtain poles, floor coverings and white goods will remain as part of the sale.

Key Info

Home Report Valuation: £295,000
Total Floor Area: 97m2 (1045 ft2)
What3words: ///commenced.breeze.hydration
Parking: Driveway & Integral Garage
Factor Fee: Ross & Liddell, £18 per month
Heating System: Gas
Council Tax: E - £2935.75 per year
EPC: B

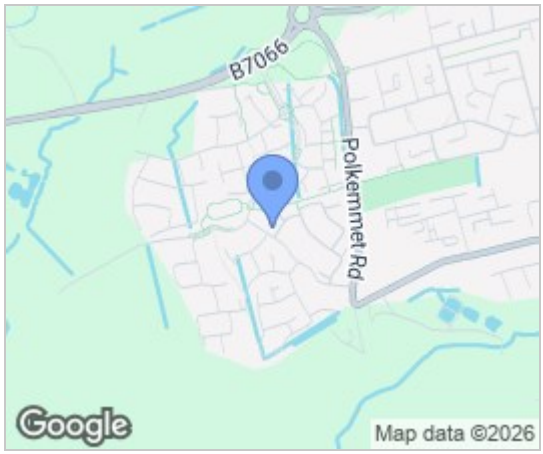
Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

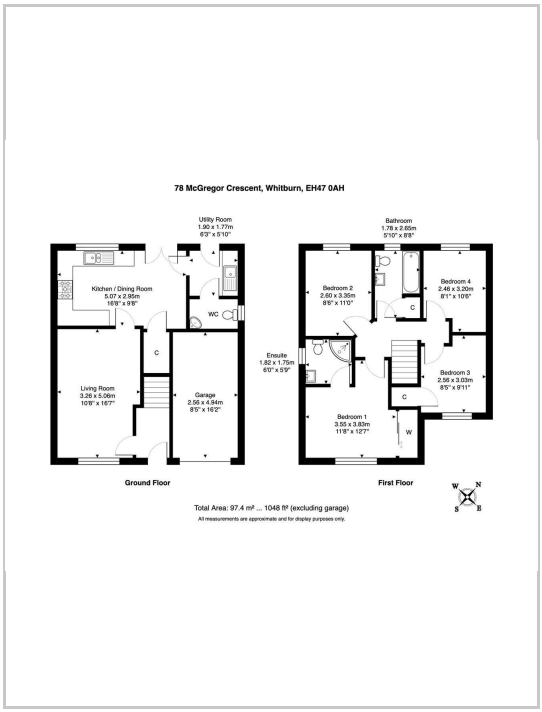
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

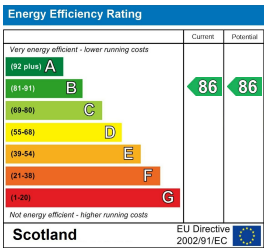
Area Map

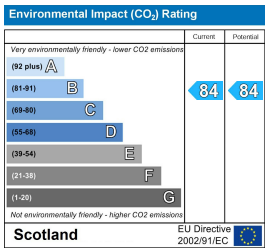


Floor Plans



Energy Efficiency Graph





Unit C, 120 Rigghouse View, Whitburn, West Lothian, EH47 0SE
Tel: 01501 741222 Email: info@brownandcoproperties.co.uk www.brownandcoproperties.co.uk