



## 5 Mclean Crescent

Heartlands, Whitburn, EH47 0ST

Offers over £270,000



Located within the highly sought after Heartlands community at the west of Whitburn, this impressive 3 bedroom detached property is an excellent choice for couples or young families looking to take their next step on the property ladder. Completed in 2018 by Bellway Homes, the "Rosedale" layout is one of their most popular styles and benefits from a floor-space comparable to some of the 4 bedroom properties within the area. The development continues to increase in popularity with home movers and with a central setting along the M8 corridor, is sure to appeal to buyers throughout the central belt who are looking to commute, with junction 4a found in minutes from the property itself. Major retailers and food outlets continue to attract to the area, complimenting the existing selection of shops, schooling and amenities within Whitburn itself. Sprawling Polkemmet Country Park is a much loved asset to the town, with great walking routes linking from the development to the park for those keen to explore and stay active.



### Client Comments

"The house has been great for socialising with family and friends due to the internal living space downstairs. The garden is easy to maintain with a small apple tree at the back. Location is great for commuting and the neighbours are lovely."

### Description

The property itself boasts a generous open plan living and dining space to the ground floor, providing the ideal design for modern family living and entertaining. The fitted kitchen is equipped with a range of sleek storage cabinets and integrated appliances, with a larder cupboard allowing for further excellent storage space of daily essentials. At first floor level are the 3 double bedrooms, with a spacious master benefitting from fitted wardrobes and an en-suite shower room. Further storage options can be found to each of the remaining bedrooms, whilst the attic area is partly floored with handy loft ladder installed for easy access. The family bathroom comprises a 3 piece white suite, with the addition of an electric shower over the bath to aid a busy family. A ground floor WC offers further everyday convenience. Gas central heating via zoned controls and double glazing throughout makes for an efficient family home, boasting band B energy rating which will attract lenders offering a green mortgage. A double driveway to the front offers off-street parking, whilst an integral garage provides a further parking space, extra storage options or scope to convert subject to planning consents. The rear garden is a peaceful retreat for all the family to enjoy, with a slabbed patio, lawn and decked terrace ideal for enjoying a morning coffee, alfresco dining during the summer months or for children to play.

### 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.

Entrance Hall 7'9" x 4'3" (2.38m x 1.32m)

Living Room 22'9" x 15'9" (6.95m x 4.82m)

Kitchen 12'4" x 10'7" (3.76m x 3.23m)

WC 7'9" x 3'11" (2.38m x 1.20m)

Upper Hall 16'5" x 6'6" (5.02m x 1.99m)

Bedroom 1 12'6" x 11'11" (3.82m x 3.64m)

En Suite 7'0" x 4'3" (2.14m x 1.30m)

Bedroom 2 12'6" x 8'3" (3.82m x 2.52m)

Bedroom 3 11'2" x 8'3" (3.42m x 2.52m)

Bathroom 7'0" x 6'5" (2.14m x 1.98m)

### Extras

All blinds will remain as they are measured and fitted to the window sizes along with floor coverings and the Integrated appliances (Fridge freezer, oven hob and dishwasher) Washing machine is optional.

### Key Info

Home Report Valuation: £275,000

Total Floor Area: 101m<sup>2</sup> ( 1090 ft<sup>2</sup>)

What3words: ///truffles.ruby.easels

Parking: Driveway & Garage

Heating System: Gas

Factor Fee: £60 per quarter (approx.)

Council Tax: E - £2724.94 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.

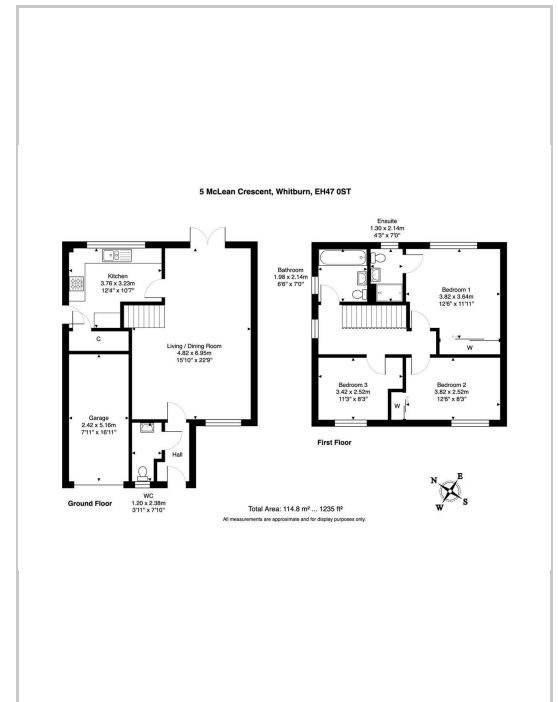
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## Area Map



## Floor Plans



## Energy Efficiency Graph

