



29 Colliery Lane

Heartlands, Whitburn, EH47 0SU

Offers over £270,000



Located within the highly sought after Heartlands estate at the western edge of Whitburn, this impressive 3 bedroom detached property enjoys a central position with wonderfully landscaped west facing rear garden that is ready made for enjoying the summer season. Set on Colliery Lane as part of a phase by Bellway Homes, this “Rosedale” style is one of their most desirable layouts, offering a generous footprint that includes excellent living and bedroom space for a family looking to take their next step up the property ladder. The convenient location of the development along the M8 corridor makes this a perfect setting for commuters, with junction 4a found within minutes drive to offer swift travel to Edinburgh or Glasgow. Within Whitburn itself is a range of shops, amenities and schooling for all ages whilst a continual range of shops and food outlets are opening within Heartlands to offer excellent choice for everyday requirements.



Client Comments

"Its a really low maintenance home with generous living space and the rear garden gets incredible sun during the summer and is perfect for entertaining with a patio, summerhouse, decking and BBQ area. The area is very convenient for commuting to Edinburgh and Glasgow, whilst there are some great walks nearby including the country park. The neighbours are all very friendly and respectful and the there is a nice big driveway that comfortably fits multiple cars."

Description

Completed in 2017, the property comprises almost 1100 sqft of accommodation to provide a comfortable home for a family looking to upsize to this exciting location. An impressive main living and dining room is the heart of the home and perfect for everyday relaxing or entertaining friends and family members. The stylish fitted kitchen is equipped with a range of sleek storage cabinets and integrated appliances, with a pantry cupboard perfect for storing further kitchen items. The 3 bedrooms are all to the upper floor and each are well sized to suit family or home working needs. The master features fitted wardrobes and an en-suite shower room, whilst a family bathroom can be found elsewhere upstairs. On the ground floor entrance hall there is a WC to provide additional convenience for a busy family. Externally, the property sits on a nice plot with good off-street parking options and an integral garage. The garage is set up as a home gym and could easily be converted for additional living space subject to necessary consents or reverted to provide further parking/storage if required. The south-west facing rear garden is a proper sun-trap and receives great exposure of the sun from early afternoon through to sunset. Carefully landscaped with easy maintenance in mind, there is an attractive slabbed patio, raised decked terrace, summer-house and a hot tub enclosure for the new owner to enjoy and share with friends and family. A short walk from the property there is a small children's playpark, with sprawling Polkemmet Country Park found a further 15 minutes walk away.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Living Room / Dining Room 22'10" x 15'6" (6.97m x 4.73m)

Kitchen 12'4" x 7'4" (3.76m x 2.26m)

WC 7'9" x 3'7" (2.38m x 1.11m)

Bedroom 1 12'5" x 12'0" (3.79m x 3.67m)

En Suite 7'4" x 4'7" (2.26m x 1.41m)

Bedroom 2 14'6" x 8'3" (4.44m x 2.54m)

Bedroom 3 11'5" x 8'3" (3.48m x 2.54m)

Bathroom 7'4" x 6'2" (2.26m x 1.90m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and summer-house included in the sale. Other items available by separate negotiation.

Key Info

Home Report Valuation: £275,000
Total Floor Area: 101m2 (1090 ft2)
What3words: ///rectangular.settle.elevator
Parking: Driveway
Heating System: Gas
Council Tax: E - £2724.94 per year
EPC: B

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Area Map



Floor Plans



Energy Efficiency Graph

