



## 34 Colliery Lane

Heartlands, Whitburn, EH47 0SU

Offers over £240,000



Located within the sought after Heartlands community at the west of Whitburn, this stylish 3 bedroom detached property features a garage conversion to offer a versatile family home for a first or next time buyer. Centrally located on Colliery Lane, the property is an ideal base for commuting professionals with excellent transport links via the nearby M8 motorway to Edinburgh and Glasgow. A range of amenities in and around the estate compliment the existing offering within the traditional town centre, whilst a range of schools to accommodate children of all ages can be found throughout the town. Good walking trails link through the surrounding area, leading to Polkemmet Country Park which is a wonderful attraction on the doorstep of the development for all the family to enjoy.



## Client Comments

"The neighbours are lovely people and the Heartlands is a lovely place to live! If we could have a bigger house in the area we would be staying!"

## Description

Built in 2018 by Persimmon Homes, this "Newton" style comprises almost 1000 sqft of accommodation owing to a garage conversion that serves a multi-purpose for modern family living. A separate room to the front is currently a play-room, but could easily be bedroom 4 or a home office if desired. To the rear, a utility has been formed off the kitchen, providing space for laundry and additional storage to add to the existing range of sleek units within the kitchen itself. A bright and welcoming living room is a comfortable space to relax and unwind with ample space for a table if required for daily meals. Upstairs, the property boasts 3 well-proportioned double bedrooms, including a generous master bedroom with ensuite shower room, alongside a contemporary family bathroom with 3 piece suite. A hall cupboard and partially floored attic area provide storage for the needs of a busy family. Externally, there is parking to the front for 2 vehicles with further visitor spaces available on-street. The fully enclosed rear has been landscaped for enjoying the best of the sunny weather, with low maintenance artificial lawn, slabbed patio and composite decked terrace for enjoying alfresco dining or allowing children to play safely. Solar panels to the front aspect and a modern gas fired heating system provide an efficient home with band B energy rating to assist those in search of a green mortgage.

## 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 16'10" x 10'7" (5.14m x 3.23m)

Kitchen 11'2" x 8'0" (3.42m x 2.46m)

Utility Room 6'1" x 4'10" (1.86m x 1.48m)

WC 6'11" x 3'7" (2.11m x 1.10m)

Bedroom 1 13'8" x 8'1" (4.17m x 2.48m)

Bedroom 2 10'1" x 9'3" (3.08m x 2.84m)

Bedroom 3 9'4" x 8'2" (2.86m x 2.50m)

Bedroom 4 10'9" x 7'7" (3.29m x 2.32m)

Bathroom 6'10" x 6'4" (2.09m x 1.94m)

## Extras

All blinds, light fittings and floor coverings included in the sale.

## Key Info

Home Report Valuation: £250,000

Total Floor Area: 88m<sup>2</sup> (950 ft<sup>2</sup>)

Parking: Driveway

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: B

## Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. 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.

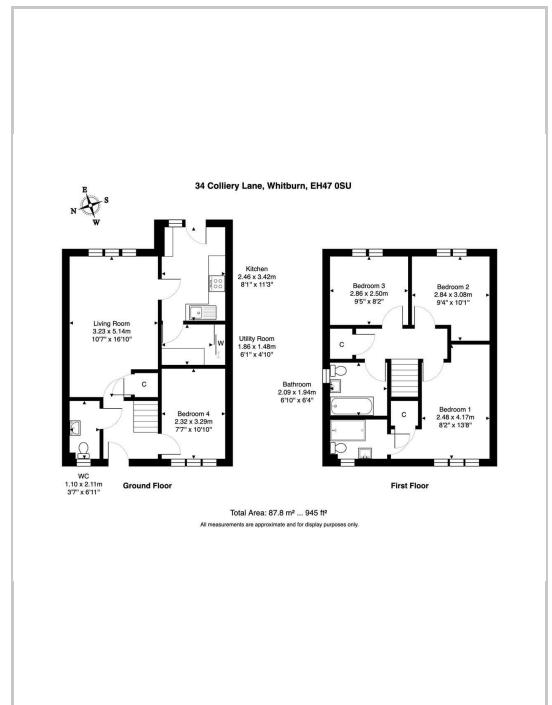
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## Area Map



## Floor Plans



## Energy Efficiency Graph

