



## 28 Cultrig Drive

Whitburn, EH47 8HP

Offers over £160,000



\*\*\*CLOSING DATE: WEDNESDAY 30TH SEP AT 12 NOON\*\*\* This stylish 3 bedroom end-terraced property on Cultrig Drive in Whitburn offers spacious, beautifully presented accommodation and a superb west-facing garden, making it an excellent choice for first-time buyers and growing families. Located to the north of the town centre within the established Croftmalloch neighbourhood in the town, the setting is popular with young families due to easy access to local schools, shops and a play-park. For those commuting for work, M8 junction 4a offers easy access to the towns and cities throughout the central belt and can be found a short distance from the property at Heartlands Services. Neighbouring Armadale and Bathgate offer a regular rail service, with further bus links and walking routes available within the area.



Description

The welcoming entrance hallway is an beautiful first impression for the property, complete with handy under-stair storage and a crisp neutral palette. A bright and comfortable main living room is the perfect space to relax and unwind, with attractive flooring, contemporary décor and a large picture window overlooking the front garden. Glazed internal doors enhance the natural light and create an appealing flow between the principal living spaces. The modern kitchen is fitted with an excellent range of sleek units and worktops, offering ample meal preparation and excellent storage, with selection of appliances included in the sale. A separate dining room provides the ideal setting for family meals and entertaining, with French doors opening directly into the garden and allowing the indoor and outdoor spaces to connect beautifully during the warmer months.

Upstairs, the property offers 3 well-proportioned double bedrooms together with a striking contemporary bathroom. Finished with stylish tiling and warm natural textures, the bathroom includes a bath with overhead rainfall-style shower and screen, a statement countertop basin set upon a timber vanity and modern brass-toned fittings for a little touch of luxury. A particular highlight is the enclosed west-facing rear garden, designed for easy maintenance with paved seating areas, decorative stone and raised planting. Its sunny aspect makes it perfect for outdoor dining, entertaining and relaxing throughout the afternoon and evening. The substantial garden room provides a valuable additional space and is ideally suited to storage, hobbies, a workshop or other flexible uses.

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.

Hallway 10'8" x 10'7" (3.27m x 3.24m)

Living Room 14'2" x 10'10" (4.34m x 3.32m)

Kitchen 11'9" x 10'7" (3.60m x 3.25m)

Dining Room 10'10" x 8'4" (3.31m x 2.55m)

Upper Hall 5'11" x 5'6" (1.81m x 1.70m)

Bedroom 1 11'10" x 10'11" (3.61m x 3.35m)

Bedroom 2 11'1" x 10'9" (3.38m x 3.29m)

Bedroom 3 10'9" x 10'9" (3.30m x 3.28m)

Bathroom 12'8" x 7'4" (3.88m x 2.24m)

Extras

All light fittings, floor coverings, custom fitted blinds, fridge, freezer, dishwasher, shed and summer-house included within the sale.

Key Info

Home Report Valuation: £165,000  
Total Floor Area: 94m2 (1010 ft2)  
What3words: ///handy.rainwater.frantic  
Parking: Shared bays  
Heating System: Gas  
Council Tax: B - £1773.26 per year  
EPC: C

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Area Map



Floor Plans



Energy Efficiency Graph

