



33 McLean Crescent, Whitburn

Offers Over £210,000



## 33 McLean Crescent

### Whitburn

McLean Crescent, modern, stylish and ready to move straight into, this beautifully presented three bedroom semi detached home sits within the popular Heartlands development and offers a fantastic layout for modern family life. With a generous dining kitchen, French doors onto the landscaped garden, excellent storage and a private driveway, there's plenty to love about this one.

Step inside and the entrance hallway immediately feels fresh and welcoming, with a handy downstairs WC positioned to the right. Straight ahead is the lounge, a comfortable and well proportioned room with plenty of space for a generous sofa and a window bringing in lots of natural light. Clever under stair storage keeps everyday clutter neatly tucked away.

Continue through and the house really opens up into the kitchen and dining space at the rear. Finished with sleek grey cabinetry, contrasting worktops and integrated cooking appliances, the kitchen offers plenty of preparation and storage space, while the dining area comfortably accommodates a family sized table. French doors open directly onto the garden, making this a lovely sociable part of the home and an easy space to enjoy with family and friends.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom is a comfortable double with fitted mirrored wardrobes, while bedroom two is another well proportioned room. Bedroom three is currently set up as a home office, showing just how versatile the space can be as a bedroom, nursery or dedicated workspace. There is also additional built in storage upstairs.

The family bathroom is finished in contemporary grey tones and includes a bath with shower over, wash hand basin and WC.



Outside, the rear garden has been designed to be low maintenance and easy to enjoy, with artificial lawn, patio areas and raised planting. There is plenty of room for outdoor seating, summer BBQs or space for children to play, all within an enclosed setting. To the front, a private driveway provides convenient off street parking.

Bright, modern and incredibly practical, McLean Crescent is the kind of home that makes everyday living easy, with a great kitchen for gathering together, three versatile bedrooms and an outdoor space that can simply be enjoyed.

The Heartlands has become a popular modern development on the edge of Whitburn, combining a growing neighbourhood feel with excellent access to local amenities and the wider central belt. The development continues to evolve, with everyday shopping close at hand and further shops, services and amenities available throughout Whitburn.

Adding to the community feel is Blend Coffee House & Bar, a new coffee house and bar at Rigg house View, providing a great local spot for everything from a morning coffee to relaxed drinks closer to home.

For those who enjoy getting outdoors, Polkemmet Country Park is close by, offering extensive green space, woodland walks and leisure facilities, while Whitburn itself provides schooling and a good selection of everyday amenities.

The location is particularly convenient for commuters, with easy access to Junction 4A of the M8 connecting Heartlands towards both Edinburgh and Glasgow. Its position within West Lothian makes it a practical base for those travelling throughout the central belt while still enjoying the feel of a modern residential community.

Home Report Value- £220,000

EPC - B

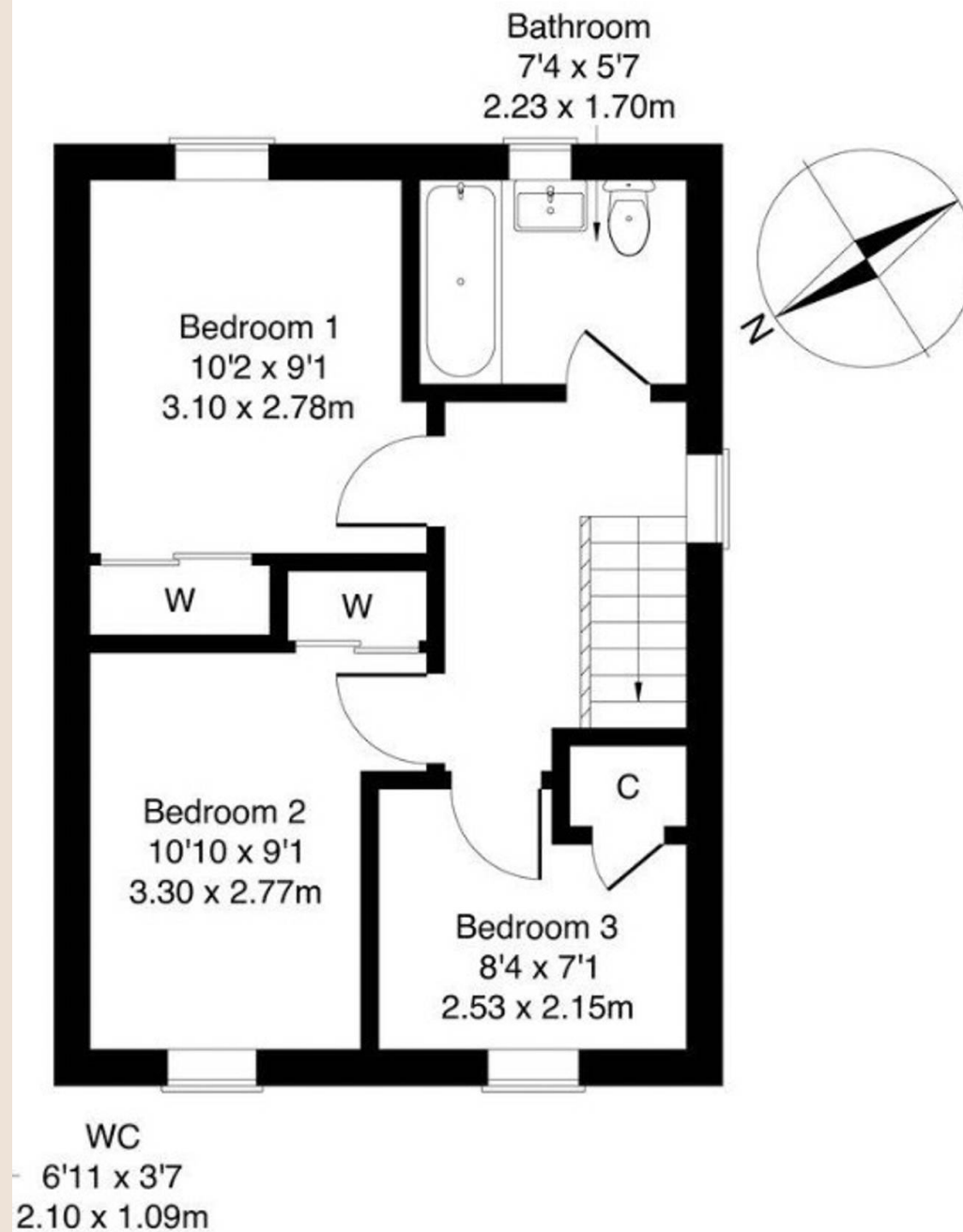
Council Tax Band - D

Square Ft- 829/ 77m2

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**First Floor**



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