



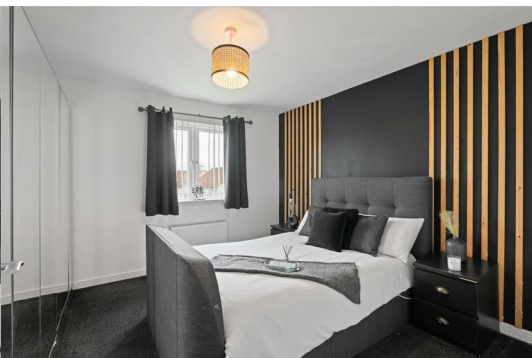
## 20 East Cults Court

Heartlands, Whitburn, EH47 0SJ

Fixed Price £260,000



Located within the sought after Heartlands development at the west of Whitburn, this versatile semi-detached property features a garage conversion to offer a flexible and generously sized family home for those starting out or moving up the property ladder. The central location in Scotland offers an excellent base for travel throughout the region and an M8 junction within minutes drive of the property doorstep is sure to appeal to many. Further road, rail and bus links are easily accessible nearby, whilst a range of schooling and amenities can be found in Whitburn itself. The exciting location continues to evolve with a host of national retailers and food outlets opening within the area, adding to the existing offering within Whitburn itself. Walking and cycling routes link to nearby communities, with sprawling Polkemmet Country Park found in short walking distance and offering something for all ages to enjoy.



### Client Comments

"Our home is situated in a prime location in the Heartlands area, with a short walk to the shops and also the swing park . It is a quiet but friendly area with all neighbours very welcoming and approachable .

### Description

Built in 2015 by Bellway Homes, this "Glencoe" style is a comfortable home well suited to first time buyers or growing families. The conversion of the former garage presents a versatile layout, offering either a 4th double bedroom or an additional space for relaxing, dining or home working. The main living is a well-proportioned space for everyday unwinding, whilst the adjacent fitted kitchen boasts a range of storage units, breakfast bar and an integrated dishwasher and oven. Upstairs, there are 3 double bedrooms that allow room for a family to grow, with the master benefiting from an ensuite shower room. The family bathroom comprises a 3 piece white suite, with an additional shower fitted over the bath tub to aid the needs of a busy family. A ground floor WC can also be found off the main entrance hallway for everyday convenience. Gas central heating and double glazing throughout offer further practical comfort. A 2 car driveway is available to the front, with visitor parking bays found opposite. The west facing rear garden is enclosed for children to play or to relax and enjoy the best of the sunny weather.

### 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 Polkmet 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 10'9" x 7'11" (3.30m x 2.43m)

Living Room 13'7" x 11'8" (4.16m x 3.58m)

Kitchen 13'6" x 8'1" (4.14m x 2.48m)

Dining Room / Bedroom 4 16'7" x 7'10" (5.07m x 2.40m)

WC 7'1" x 3'5" (2.16m x 1.06m)

Upper Hall 15'5" x 4'9" (4.72m x 1.45m)

Bedroom 1 11'6" x 10'11" (3.51m x 3.35m)

En suite 6'11" x 4'4" (2.11m x 1.34m)

Bedroom 2 14'5" x 8'0" (4.40m x 2.44m)

Bedroom 3 11'0" x 8'4" (3.36m x 2.56m)

Bathroom 8'5" x 8'2" (2.57m x 2.49m)

### Extras

All blinds, light fittings, floor coverings, integrated appliances included in the sale. Any other items by separate negotiation.

### Key Info

Home Report Valuation: £260,000

Total Floor Area: 102m<sup>2</sup> (1100 ft<sup>2</sup>)

What3words: ///culminate.affords.unveils

Parking: Driveway

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: B

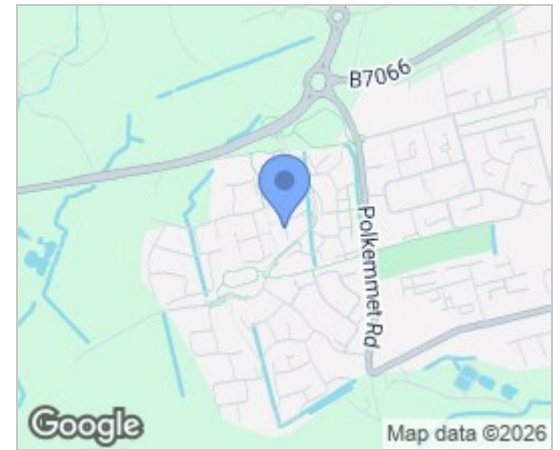
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## Area Map



## Floor Plans



## Energy Efficiency Graph

