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Crofters Gate, East Whitburn, EH47 8ER

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# 8

## Crofters Gate, East Whitburn



Situated in a well-established residential development in the village of East Whitburn, close to schools and local amenities, this impressive three-bedroom semi-detached home offers an exceptional family lifestyle.

Presented in pristine condition, the ground floor features a bright and stylish living room, flowing seamlessly into the dining kitchen with direct access to the garden, creating an ideal space for everyday living. A versatile double bedroom with a well-appointed en-suite shower room completes the ground floor accommodation. Upstairs, there are two further appealing double bedrooms, both benefiting from built-in storage, alongside a spacious modern shower room. Externally, the property enjoys a fully enclosed and landscaped rear garden, providing a private outdoor space perfect for relaxing, family life, and alfresco dining. To the front, a neat lawn borders the driveway.

### *What's special about this house*

- Immaculately presented three-bedroom semi-detached home with a versatile layout, rear garden and off-street parking.
- Generously proportioned living room leading to the dining kitchen and out to the rear garden. With a stylish decor including wooden flooring, and a crisp neutral colour palette, it is a wonderful place for day-to-day living and entertaining.
- Light-filled and spacious contemporary dining kitchen opening to the enclosed rear garden. Gloss wall and floor units are complemented by wood-effect worktops and an integrated hob, oven and extractor hood.
- Downstairs double bedroom currently utilised as a ground floor second living room with a spacious en-suite shower room complete with WC and washbasin.
- Large enclosed rear garden with a low-maintenance design of artificial lawn and decorative stones. To the front, a lawn borders the driveway.
- Generous monoblock driveway for off-street parking.



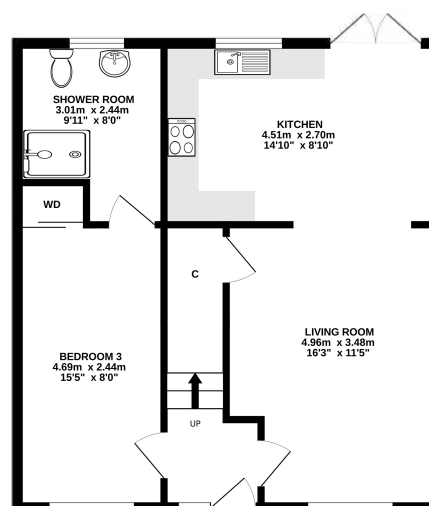
## Location and Amenities

- Catchment for St Joseph's RC Primary School, Whitdale Primary School, and Whitburn Academy.
- Whitburn town centre provides a wide variety of convenience stores, supermarkets, bustling pubs, restaurants, and a popular leisure centre with a swimming pool, soft play, and a gym.
- Ideal commuter location close to the M8 with easy access to Edinburgh (24 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Armadale Railway Station with regular and swift links to Edinburgh and Glasgow is a 10-minute drive.
- Edinburgh International Airport is just 16 miles from the property.
- Scenic green spaces on the doorstep including Polkemmet Country Park and Blaeberry Wood.
- Near to family-friendly recreational activities such as Xcite Whitburn Leisure Centre, Five Sisters Zoo, and Almond Valley Heritage Centre.

### Extras

*All floor coverings, blinds, curtains, and oven/hob are included*

Home Report valuation	£220,000
Internal floor area	90m <sup>2</sup>
School catchment	Whitdale Primary School Whitburn Academy
Council tax band	D
EPC rating	C
Train station	Armadale



### Dimensions

#### Ground Floor

Living Room	4.96 x 3.48m
Kitchen	4.51 x 2.70m
Bedroom 3	4.69 x 2.44m
Shower Room	3.01 x 2.44m

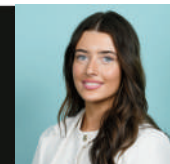
#### First Floor

Bedroom 1	3.49 x 3.21m
Bedroom 2	3.64 x 2.46m
Shower Room	2.38 x 1.95m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Ava Steele  
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.