



**7 Old Pit Road**  
Heartlands, Whitburn, EH47 0SL





## Property Summary

Welcome to a modern detached house with four double bedrooms, offering space and style and a peaceful cul-de-sac setting in the town of Whitburn. Move-in ready, this exceptional family home is finished to high standards throughout, incorporate light neutral tones and high-quality finishings. It further boasts an on-trend and generously appointed kitchen, a bathroom, en-suite, and WC, and excellent storage. Furthermore, the property has secure private parking and a beautiful rear garden which has been professionally landscaped, creating generous space for children playing and for relaxing in the sun.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (double oven, gas hob, fridge/freezer, and dishwasher), and a freestanding washing machine to be included in the sale.



## Property Features

- Spacious detached house in move-in condition
- Part of a family-friendly development
- Prime location in popular Whitburn
- Elegant interior design throughout
- Naturally-lit entrance hall
- Living room that is bright and airy
- Kitchen/dining room with French doors
- Utility room with an adjacent WC
- Four double bedrooms (two with storage)
- Contemporary en-suite shower room
- Family bathroom with a handheld shower
- Expansive, fully-enclosed rear garden
- Private driveway and integrated garage
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency
- EPC Rating - B





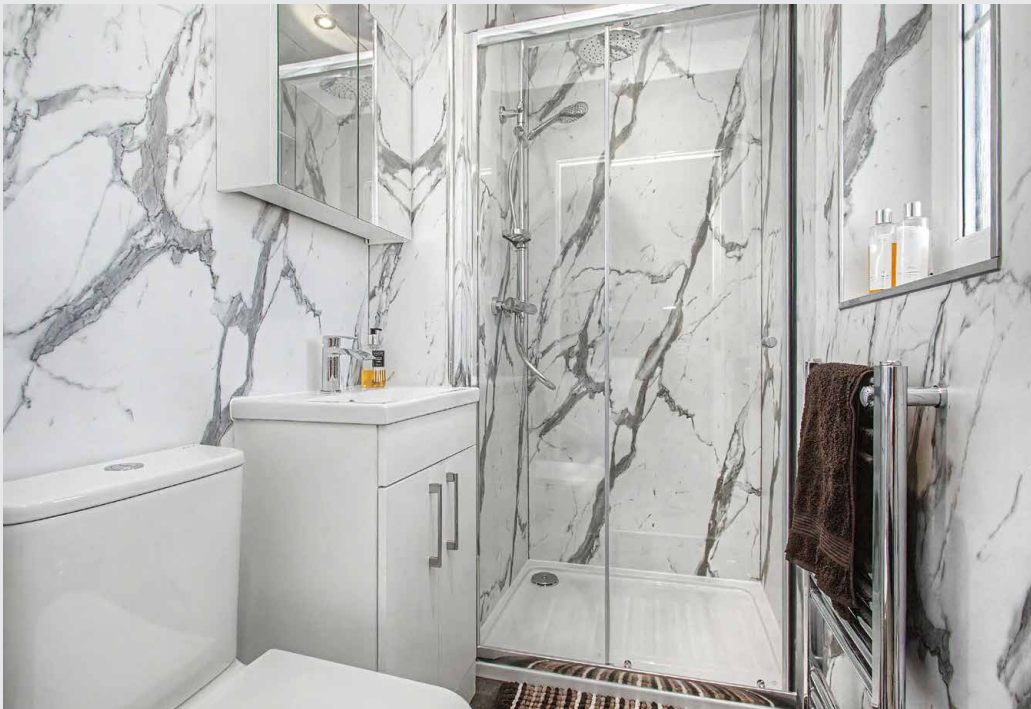
**Kitchen/dining room with  
French doors and a utility  
room with an adjacent WC**







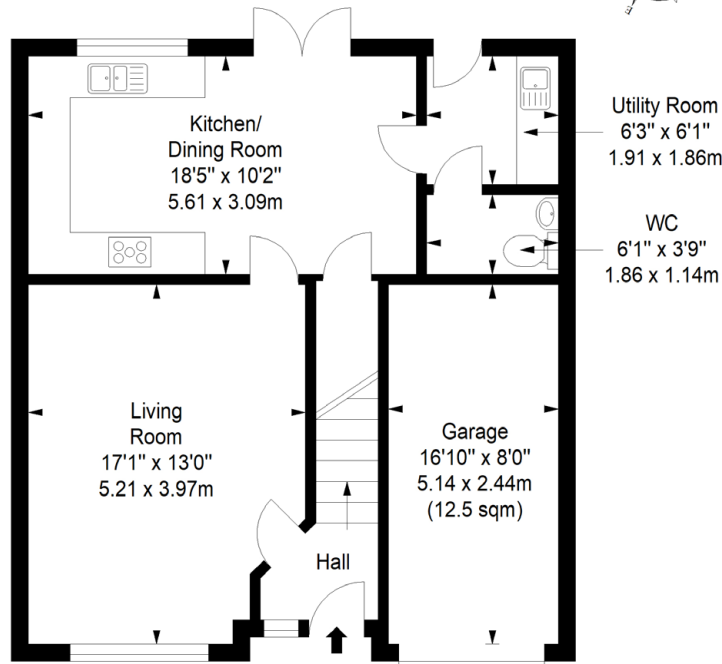
Four double bedrooms  
(three with storage) and  
a family bathroom with a  
handheld shower



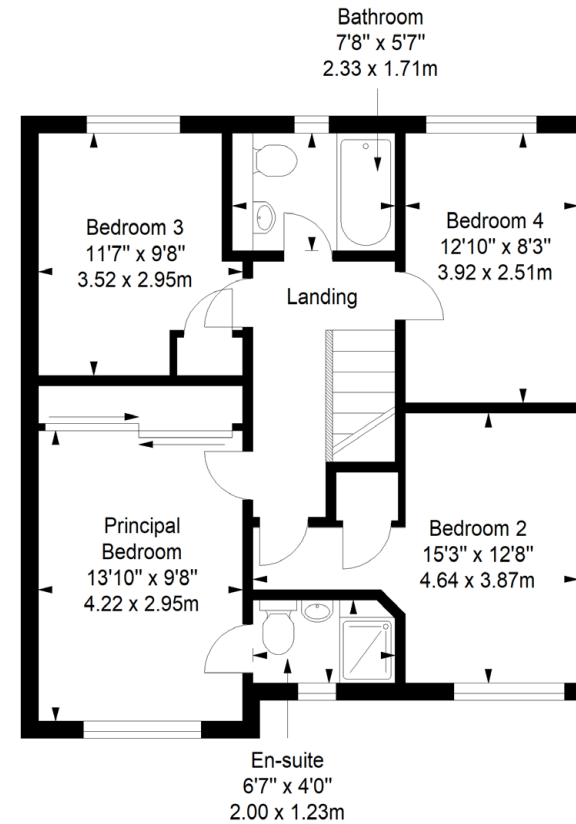


# Floorplan

**Ground Floor**  
Approx. 50.4 sq. metres (542.5 sq. feet)



**First Floor**  
Approx. 63.6 sq. metres (684.6 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

## All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106