



Solicitors & Estate Agents



40 Croft Park Crescent

Whitburn | West Lothian | EH47 0SZ

An attractive detached 4-bedroom house close to excellent local amenities and within easy commuting distance of both Edinburgh and Glasgow. This is the ideal home for a growing family, modern, energy efficient, low maintenance and offered for sale chain-free and in move-in condition.

-  4 Bedrooms
-  2 Reception rooms
-  2 Bathrooms
-  Private front and rear gardens
-  Garage and driveway
EV charge point
-  EPC rating – B
-  Council tax band - E



Virtually Staged by Neilsons

Description

Beautifully presented and thoughtfully designed, this impressive four-bedroom detached home offers flexible family accommodation in a peaceful modern development in the popular West Lothian town of Whitburn. With bright, well-planned living space, a southwest-facing garden, a garage and a private driveway, it is ideally suited to growing families seeking a home that is ready to move into. A welcoming entrance hall with a WC and useful storage leads to a bright southwest-facing living room, beautifully finished in neutral tones with an acoustic feature wall and wood-effect flooring. To the rear, the stylish dining kitchen enjoys direct access to the sunny garden through patio doors, creating an ideal setting for everyday family life and entertaining. Well-appointed with modern units, wood-effect worktops, tiled splashbacks and integrated appliances, it combines practicality with contemporary style. A versatile front-facing dining room provides excellent flexibility as a family room, playroom or home office. Upstairs, the generous principal bedroom benefits from built-in storage and a modern en-suite shower room, while three further well-proportioned bedrooms, two with fitted wardrobes, are served by a contemporary family bathroom with a shower over the bath.



Virtually Staged by Neilsons



Virtually Staged by Neilsons

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The light fittings, window blinds and integrated kitchen appliances are to be included in the sale.

Gardens, Garage and Driveway

To the rear, the southwest facing garden has been attractively landscaped with lawn, large patio and pebble chipped areas providing an ideal environment for relaxing, entertaining and al fresco dining during the warmer months. A secure gate provides external access to the side. The front garden has a lawn area and a generous monoblocked driveway leading to the garage with EV charge point to the side of the house. The garage has an up and over door, power and light.

Factor

Ross and Liddell Factors maintain the development and there is an annual fee of £150 which covers grounds maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).





Virtually Staged by Neilsons

Location

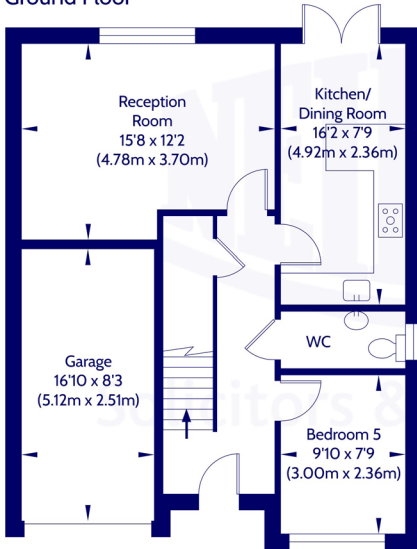
Whitburn is a well-connected West Lothian town offering an excellent balance of local convenience and commuter accessibility. Ideally positioned between Edinburgh and Glasgow, with excellent access to the M8 motorway, it is an ideal base for those travelling across the Central Belt. The town provides a good selection of shops, supermarkets, schools and everyday amenities, while the extensive retail, leisure and dining facilities of Livingston are just a short drive away. Nearby Polkemmet Country Park offers beautiful woodland walks, family attractions and a range of outdoor leisure facilities, adding to the area's appeal for families and those who enjoy an active lifestyle.



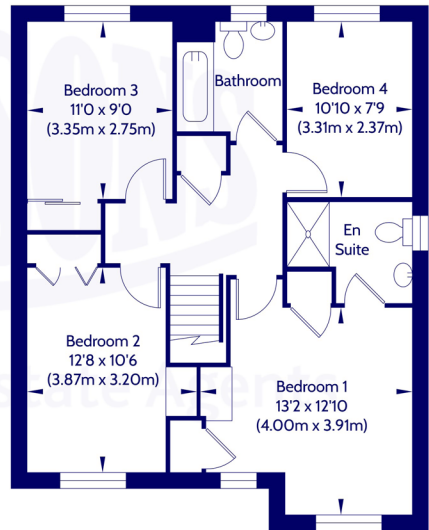


Approx. Gross Internal Floor Area 116 Sq M / 1241 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

