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At the HEART of your move

## 22 Mickel Crescent , Whitburn

Offers Over £290,000

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Designed with family life in mind, 22 Mickel Crescent is a generous four-bedroom detached home within the popular Heartlands development. Thoughtfully adapted throughout, the home offers a wonderful balance of space and flexibility, with room to come together and those all-important spaces to retreat to. Bespoke bi-folding doors connect the living room with the private, south-facing landscaped garden, while three double bedrooms and a flexible fourth bedroom provide plenty of room as family life evolves. An open outlook to the front, excellent storage, double driveway and private garage complete this thoughtfully designed family home.

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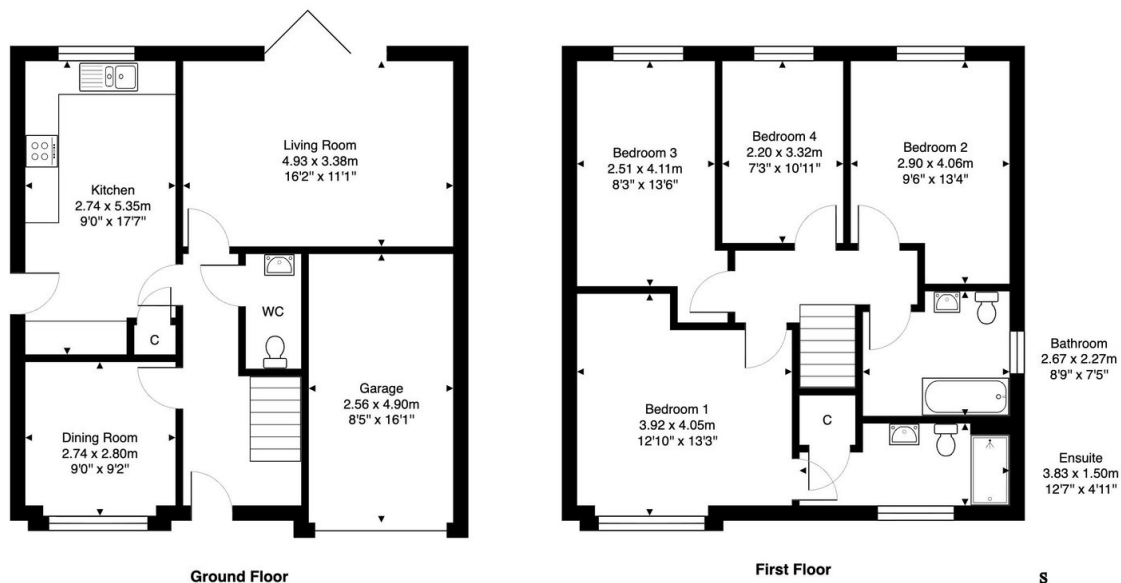
 71 South Bridge St, Bathgate, EH48 1TJ



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- Generous four-bedroom detached family home in the popular Heartlands development
- Bespoke bi-folding doors creating a seamless connection between the living room and garden
- Flexible fourth bedroom, easily adapting to suit the changing needs of family life
- Thoughtfully designed storage throughout, including bespoke under-stair storage and partly floored attic
- Complete Hive smart-heating and Arlo security systems included within the sale
- Private south-facing rear garden, thoughtfully landscaped for family life and entertaining
- Three well-proportioned double bedrooms, including a generous master with en-suite
- Separate dining room providing valuable additional living and entertaining space
- Open outlook to the front with a double driveway and private garage
- Excellent position for family life, close to Polkemmet Country Park with convenient M8 access for Edinburgh and Glasgow

22 Mickel Crescent, Whitburn, EH47 0AQ



Total Area: 115.0 m<sup>2</sup> ... 1238 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.