



22 Mickel Crescent

Whitburn, EH47 0AQ

Offers over £295,000



Nestled within the highly sought after Heartlands estate in Whitburn, this beautifully presented 4 bedroom detached property on Mickel Crescent offers contemporary family living in an enviable location. Combining generous accommodation, stylish interiors and excellent commuter links, it is perfectly suited to modern family life. The ever popular Heartlands community enjoys easy access to local amenities, highly regarded schools, Polkemmet Country Park and an Xcite Leisure Centre. For commuters, the location is particularly appealing, with excellent road connections via the nearby junction of the M8 motorway, providing convenient access to both Edinburgh and Glasgow, while a rail link in neighbouring Armadale offer further travel options across the Central Belt.



Description
The property has been thoughtfully designed with both comfort and practicality in mind. A welcoming entrance hall leads to a bright and spacious living room, creating the ideal space to relax and unwind with bi-fold doors leading out to the rear garden, while the impressive fitted kitchen boasts a range of storage cabinets and space for all the essential appliances. A separate dining room to the front serves as a multi purpose space for everyday family meals and entertaining alike, whilst also offering a study space if desired for those who work from home.

Upstairs, 4 well proportioned bedrooms provide flexible accommodation for growing families, with the principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all of which offer excellent proportions and versatility for use as children's rooms, guest accommodation or a dedicated home office.

Externally, the property enjoys well-maintained gardens including a sunny, south facing rear offering a safe and private environment for children to play and an ideal setting for outdoor dining and entertaining. A double width private driveway and integral garage provide ample off-street parking and additional storage or conversion potential subject to any necessary local authority consents.

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 Polkemmet 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.

Client Comments
"We have loved the house's quiet position in a small row of just five homes, with no houses immediately opposite. The south-facing rear garden gets the sun throughout the day, and the living room is a wonderful place to relax and watch the garden, whether the bifold doors are wide open in summer or the rain/snow is rolling by while we sit with a cup of tea. We have been continually surprised by the wildlife on our doorstep, including a pair of woodpeckers, bats, owls, butterflies and a huge variety of garden birds. Woodland walks and Polkemmet Country Park are also close by. The house offers a lovely balance of nature and convenience, with friendly neighbours, nearby shops, easy motorway access, and Armadale and Bathgate train stations only a short drive away."

- Living Room 16'0" x 11'5" (4.90m x 3.50m)
- Kitchen 17'4" x 8'10" (5.30m x 2.70m)
- Dining Room 9'4" x 8'10" (2.85m x 2.70m)
- Bedroom 1 13'9" x 12'9" (4.21m x 3.91m)
- En Suite 12'3" x 5'0" (3.75m x 1.54m)
- Bedroom 2 14'11" x 9'0" (4.57m x 2.75m)
- Bedroom 3 12'10" x 9'3" (3.93m x 2.83m)
- Bedroom 4 10'9" x 7'2" (3.30m x 2.20m)
- Bathroom 8'2" x 7'4" (2.50m x 2.25m)

Extras
A range of extras are included within the sale and a copy is available to the buyers upon request.

Key Info
Home Report Valuation: £300,000
Total Floor Area: 114m2 (1227ft2)
What3words: ///message.fellow.undercuts
Parking: Driveway & Driveway
Heating System: Gas
Council Tax: E - £2,566.70 per year
EPC: B

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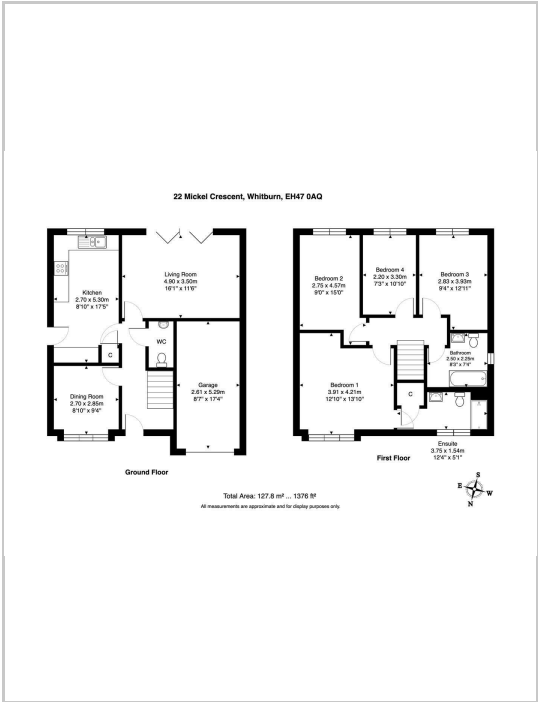
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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Area Map



Floor Plans



Energy Efficiency Graph

