



37 Croft Park Crescent

Heartlands, Whitburn, EH47 0SY

Offers over £190,000



Occupying a secluded position within the highly sought after Heartlands development, this exceptional 2 bedroom end terraced property offers contemporary living, immaculate presentation and an enviable west-facing rear garden, all within a thriving commuter friendly location. Heartlands has become one of West Lothian's most desirable residential locations, offering an excellent balance of community living and connectivity. With easy access to the M8 motorway, Edinburgh and Glasgow are both within comfortable commuting distance, while local schools, shops, leisure facilities and everyday amenities are all close at hand. Combining modern efficiency, contemporary style and a sought-after location, this outstanding home offers an exceptional opportunity to acquire a turnkey property in an exciting and thriving location.



Client Comments

"I've absolutely loved living in this house, the location of the plot is very peaceful and I have lovely neighbours."

Description

Built in 2020 by Taylor Wimpey, this "Andrew" style is a beautifully maintained home with a bright and airy feel throughout, enhanced by its peaceful setting and abundance of natural light. Perfectly suited to first-time buyers, young professionals and downsizers alike, the property offers stylish, move-in-ready accommodation finished to a high standard. The welcoming entrance hall leads to a spacious and elegantly presented living room, creating a comfortable setting for both everyday living and entertaining with French doors leading out to the rear garden to create a seamless indoor-outdoor flow. To the front, the contemporary fitted kitchen boasts a range of sleek storage cabinets, integrated appliances and ample worktop space for preparing daily meals. A practical ground-floor WC adds further convenience, while the upper level hosts 2 generously proportioned double bedrooms, ideally suited to a couple or a young family. A modern family bathroom with 3 piece white suite and overhead mixer shower completes the accommodation. Further features include an efficient gas central heating system and solar panels, ensuring the property is very manageable and low-cost to run.

Externally, the property continues to impress. The fully enclosed west facing rear garden provides a private outdoor retreat ideal for relaxing, entertaining and al fresco dining. Residents benefit from an allocated parking space together with additional visitor parking bays, ensuring convenience for both homeowners and guests.

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.

Living Room 13'4" x 11'7" (4.08m x 3.54m)

Kitchen 10'10" x 7'0" (3.31m x 2.14m)

Bedroom 1 13'4" x 11'7" (4.08m x 3.54m)

Bedroom 2 13'4" x 9'5" (4.08m x 2.89m)

Bathroom 6'9" x 5'10" (2.08m x 1.78m)

Extras

All blinds, light fittings, floor coverings, the garden shed, integrated appliances, bathroom cabinet and shelving will be included in the sale. Other items by separate negotiation.

Key Info

Home Report Valuation: £195,000

Total Floor Area: 67m² (725 ft²)

What3words: ///stags.blanket.retraced

Parking: Allocated

Factor Fee: £35 per quarter (approx)

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: B

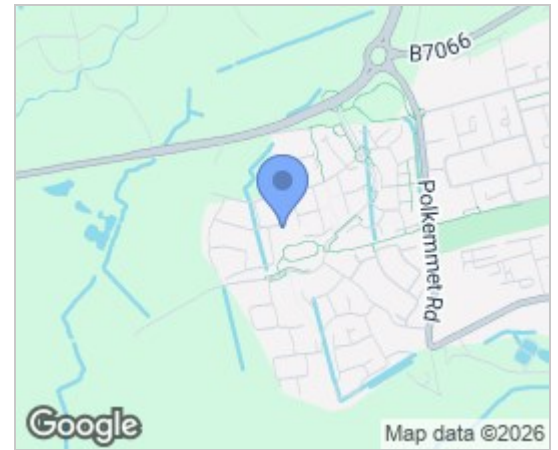
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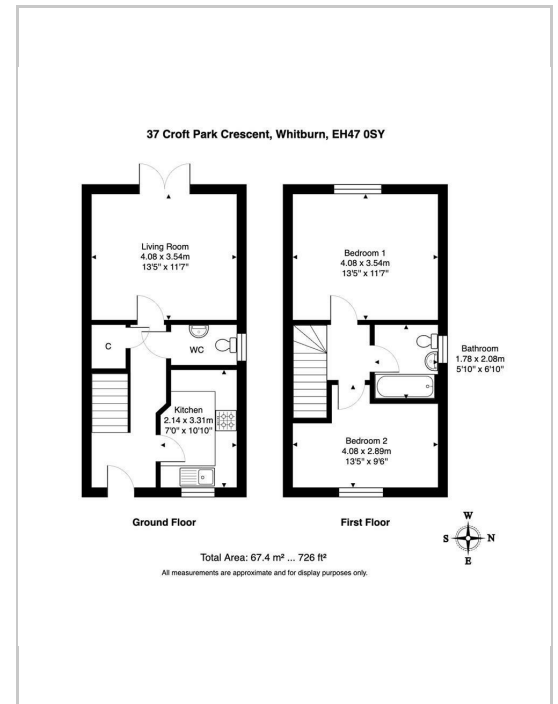
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Area Map



Floor Plans



Energy Efficiency Graph

