Brown&Co
PROPERTIES LTD

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2 Dardanelles Road

Heartlands, Whitburn, EH47 0SW

Offers over £250,000

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Located within a central position in the sought after Heartlands development in Whitburn, this deceptive 3 bedroom end-terraced property sits on an excellent plot and offers a wonderful home for a first time buyer or growing young family. Set on Dardanelles Road with a great corner garden extending round to Colliery Lane, this Bellway "Erinvale" style was built in 2017 and represents a great opportunity for buyers looking to establish their home in this desirable location. The handy position of the town along the M8 corridor is aided by a junction close to the entrance of the development, offering easy travel throughout Scotland's busiest motorway for swift travel to Edinburgh and Glasgow. A train station within neighbouring Armadale is linked by handy cycle path from the town and provides an additional commuting link. Excellent walking routes surround the area, whilst popular Polkemmet Country Park is found opposite the estate and is a superb attraction for all the family to enjoy.







Client Comments

"We love the fact that this house is set at 90° to your usual Semi-detached/End of terrace as it really gives the feel of a fully detached house. The wide hallway as you walk in gives such a spacious feel and the huge front garden gives a nice space between house and road providing just enough privacy. We have been extremely lucky to be part of such a friendly, quiet neighbourhood with all the amenities you could need within walking distance. This has been the perfect first home for us and we really hope someone else can enjoy it as much as we have."

Description

Comprising over 1000 sqft of accommodation, the property is an excellent choice for a couple or young family starting out on the housing ladder. Three double bedrooms offer space for family, guests or to accommodate home working patterns, with the master bedroom featuring fitted wardrobes, an en-suite shower room and feature Juliet balcony to the south to offer nice views. A family bathroom featuring a 3 piece suite and a ground floor WC off the main hallway provide additional convenience for daily needs. The dual aspect living room is a comfortable space to relax, unwind or entertain guests, with the addition of a media wall offering a contemporary feature. An open-plan kitchen and dining area is perfect for everyday meals or hosting family gatherings, with a range of sleek storage cabinets complimented by integrated appliances and French doors out to the rear garden. The enclosed private garden includes a decked terrace for enjoying the afternoon sunshine, artificial lawn and a timber shed for general storage whilst a gate leads to the rear to provide access to the residents car park where an allocated space can be found. Two double external power points alongside a hot and cold tap provide additional practicality. To the front the property enjoys a sizeable wraparound garden, landscaped to lawn with established evergreen hedging providing an attractive natural boundary for garden enthusiasts to enjoy.

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 18'0" x 10'5" (5.51m x 3.20m)

Kitchen / Dining Room 18'0" x 9'6" (5.51m x 2.90m)

WC 7'1" x 4'6" (2.18m x 1.38m)

Bedroom 1 12'4" x 10'7" (3.76m x 3.23m)

En-suite 8'6" x 5'8" (2.61m x 1.75m)

Bedroom 2 10'4" x 10'0" (3.15m x 3.06m)

Bedroom 3 10'0" x 7'8" (3.06m x 2.35m)

Bathroom 9'0" x 6'5" (2.75m x 1.98m)

Extras

All blinds, curtains, light fittings, floor coverings and white goods included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £255,000
Total Floor Area: 98m2 (1055 ft2)
What3words: ///digests.hedge.bikes
Parking: Allocated Space and visitor bays
Heating System: Gas
Factor Fee: £35 per quarter (approx.)
Council Tax: D - £2279.91 per year
EPC: B

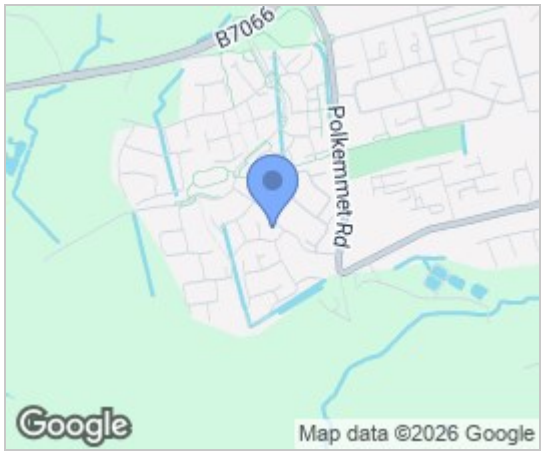
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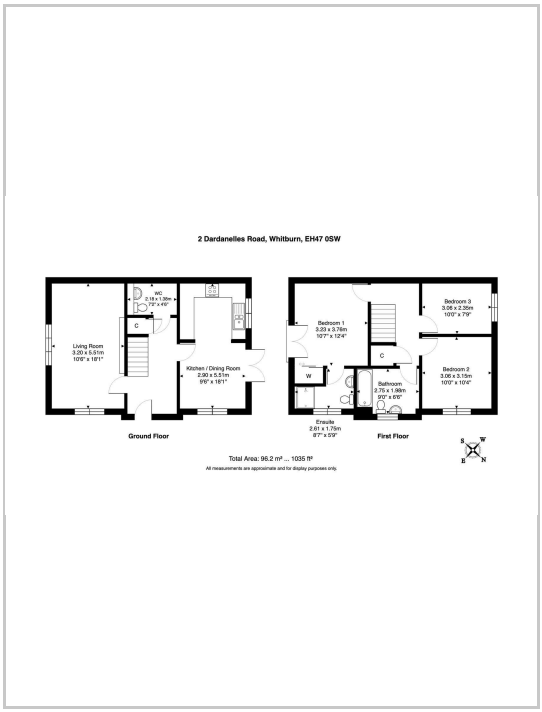
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Area Map



Floor Plans



Energy Efficiency Graph

