



67 Croft Park Crescent, Whitburn

Whitburn

Offers Over **£300,000**



Croft Park Crescent

Whitburn

From the moment you step through the front door, this beautifully presented home at Croftpark Crescent offers a bright, contemporary feel with a high standard of finish throughout, making it truly walk in ready.

The welcoming entrance hallway is flooded with natural light and provides access to all principal ground floor accommodation, with stylish flooring flowing seamlessly throughout to create a sense of space and continuity.

To the front of the property is a versatile reception room, currently utilised as a children's playroom. The large front facing window fills the room with natural daylight, making it equally suited as a home office, snug or formal lounge depending on your family's needs. Adding further practicality is the other half of the cleverly designed split garage conversion, providing a fully enclosed utility room with additional worktop space, storage and laundry facilities.

The heart of the home is the impressive modern kitchen, finished with sleek high gloss cabinetry, integrated appliances and generous worktop space throughout, thoughtfully designed for both everyday family living and entertaining, the dining area comfortably accommodates 6-8 guests, with the striking feature slatted timber wall creating a stylish focal point enhanced by the front facing windows adding to its overall appeal.

Home Report Value- £315,000

EPC - B

Council Tax Band - E

Square Ft- 1238/ 115m2

Council Tax band: E

Tenure: Freehold



Upstairs the home's exceptional standard of presentation continues, centred around a bright and airy landing. Enhanced by a side facing window that floods the space with natural light, the landing creates an inviting first impression and provides access to all four bedrooms and the family bathroom.

The impressive principal bedroom is a beautifully styled retreat, offering ample space for a king size bed with bedside furniture, freestanding wardrobes and additional bedroom furnishings. Completing the suite is a contemporary en suite shower room, finished with modern tiling and quality sanitary ware low maintenance and neutral in style.

Bedroom Two is another generous double bedroom, comfortably accommodating a double bed, wardrobes and drawer units, making it an ideal guest room or spacious family bedroom. The large window fills the room with natural light, creating a bright and welcoming atmosphere.

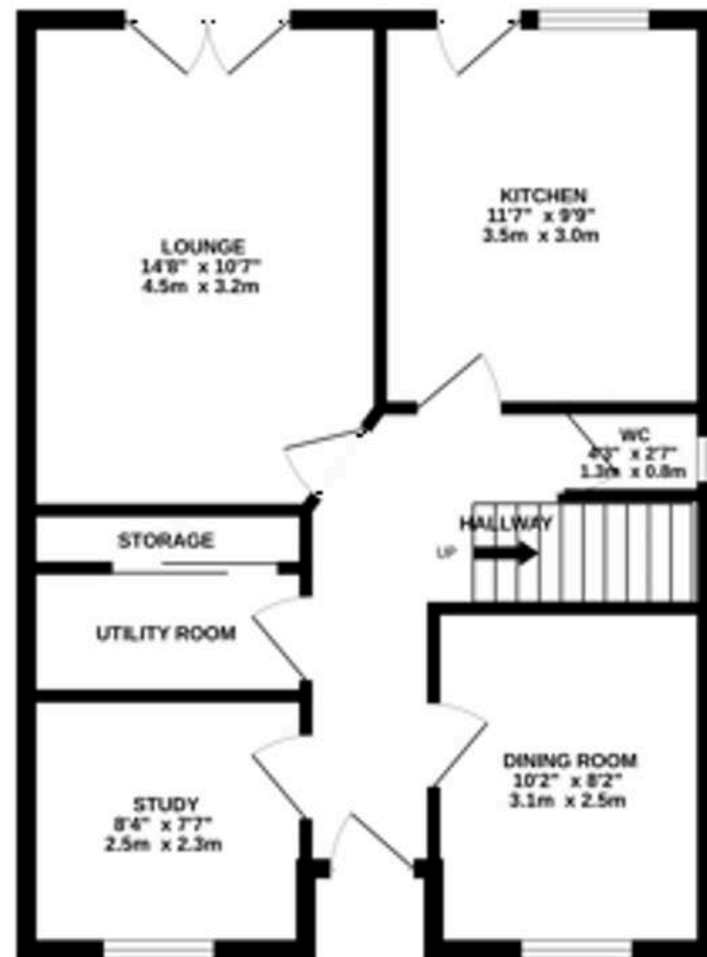
Externally, the property enjoys excellent kerb appeal with a generous monoblock driveway providing off street parking for multiple vehicles, complemented by a neatly maintained front lawn and attractive landscaped frontage.

To the rear, the garden has been landscaped to an exceptional standard, creating a superb outdoor space that is both stylish and low maintenance. Designed for modern family living and entertaining, it features expansive artificial lawn, contemporary paved patio areas and raised timber sleeper borders with established planting, adding colour and character throughout the garden. A raised terrace directly outside the French doors provides the perfect setting for entertaining while the lower patio offers an ideal space for relaxing with family and friends. Completing this exceptional outdoor space is a high quality timber garden pod fully powered, offering endless versatility as a home office, gym, beauty studio, hobby room or peaceful garden retreat. Fully enclosed for privacy and security, the rear garden provides a safe environment for children and pets while offering an outstanding extension of the living space, making this a truly walk in ready family home both inside and out

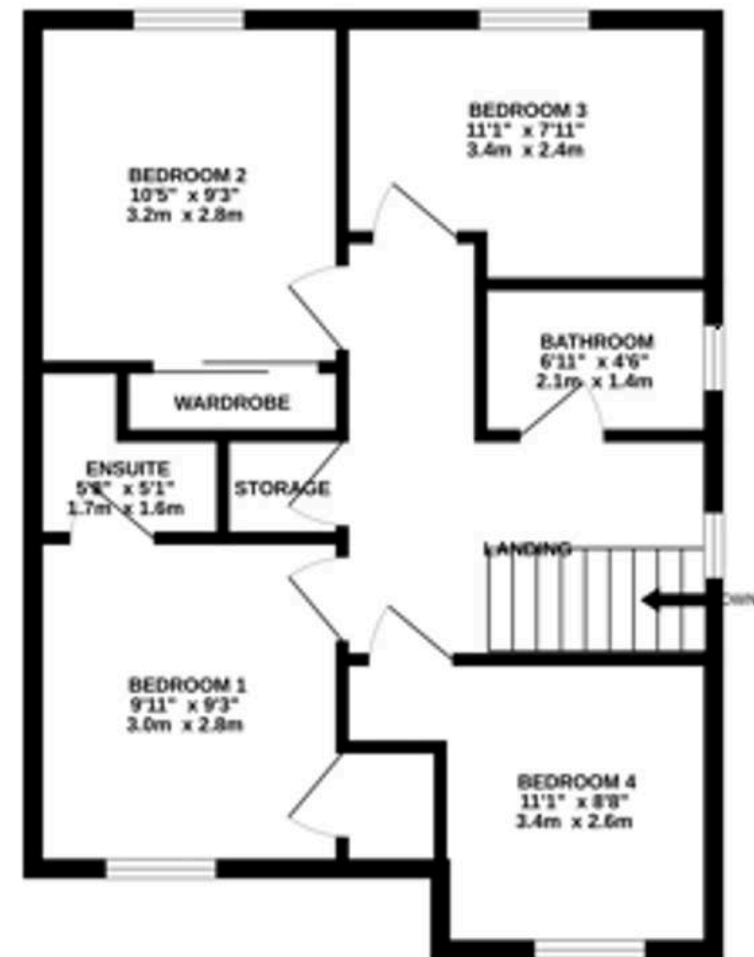




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

