







## 11 Gilchrist Crescent

### Whitburn

Welcome to Gilchrist Crescent, a beautifully presented two bedroom semi detached home set in the heart of Whitburn. With a southwest-facing rear garden, a two car driveway and a versatile outdoor hut, this move in ready property offers comfort, practicality and modern living in an exceptionally convenient location. Perfect for first time buyers, small families, or anyone looking for a well connected home with generous outdoor space.

As you enter, you are welcomed into a bright hallway with useful storage beneath the stairs and a handy alcove ideal for shoes and everyday essentials. To the left, the open plan lounge and dining area spans the full length of the home, creating a spacious and inviting setting for relaxing or hosting. A large front-facing window floods the room with natural light, while the layout easily accommodates two sofas, a media wall and even a future log-burning stove or fireplace if desired. The dining area comfortably fits a four to six seater table, making this a fantastic social space.

Patio doors from the dining area lead directly into the rear garden, while the adjacent kitchen adds another layer of convenience. Finished with sleek white gloss cabinetry and wooden style worktops, the kitchen offers a modern and functional layout with an integrated oven, a four point induction hob, splashback tiling, chrome fittings, integrated fridge freezer and space for a washing machine. A rear door provides seamless access to the garden, ideal for everyday living.





Upstairs, the landing introduces two spacious double bedrooms. The principal bedroom comfortably accommodates a king size bed, with bedside cabinets and a fitted wardrobe offering excellent built in storage. Bedroom two can also host a king size bed and includes a fitted cupboard along with space for additional wardrobes or furniture, making it a flexible room for guests, children or a home office setup. The family bathroom is fully tiled and finished to a move in ready standard, featuring a three-piece suite with a standing shower, overhead shower head, chrome heated towel rail and a made to measure mirror. Externally, the southwest facing rear garden is a true highlight with low maintenance artificial grass, stylish decking and low maintenance finishes. The hut at the back provides impressive versatility, functioning perfectly as a home office, gym, studio or extra storage space. The property also benefits from a private two car driveway, with additional on street parking available.



Location wise, this home couldn't be more convenient. Gilchrist Crescent sits within comfortable walking distance of Whitdale Primary School, St Joseph's RC Primary School and Whitburn Academy making it ideal for families. Whitburn High Street is also nearby, offering cafés, restaurants, pubs, supermarkets, independent shops and essential day to day amenities including Whitburn Health Centre and Excite Gym.



Larger supermarkets such as Aldi and Lidl are within easy reach and the new Tesco at Heartlands provides even more choice. Commuters will appreciate excellent transport links, with quick access to the M8 for routes to Edinburgh and Glasgow and Armadale Train Station just a short drive away offering frequent and reliable rail connections.

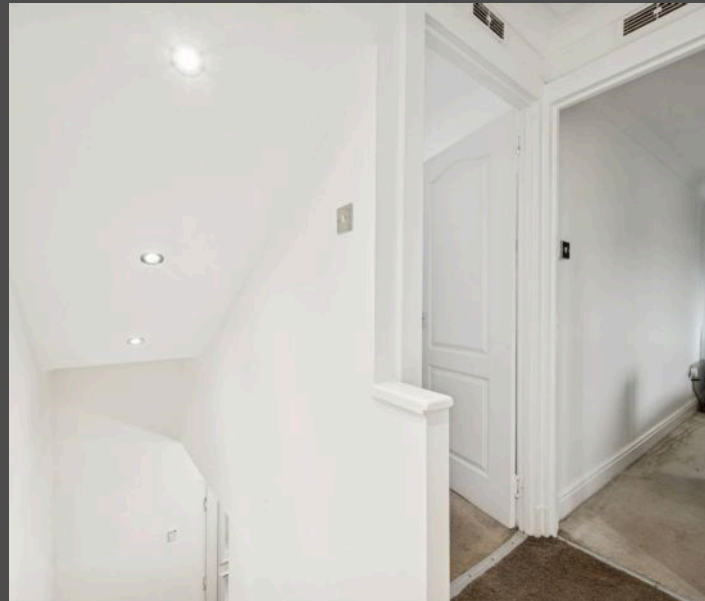
Gilchrist Crescent is a fantastic opportunity to secure a modern, well presented home in a thriving, well connected community ready to welcome its next owners.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

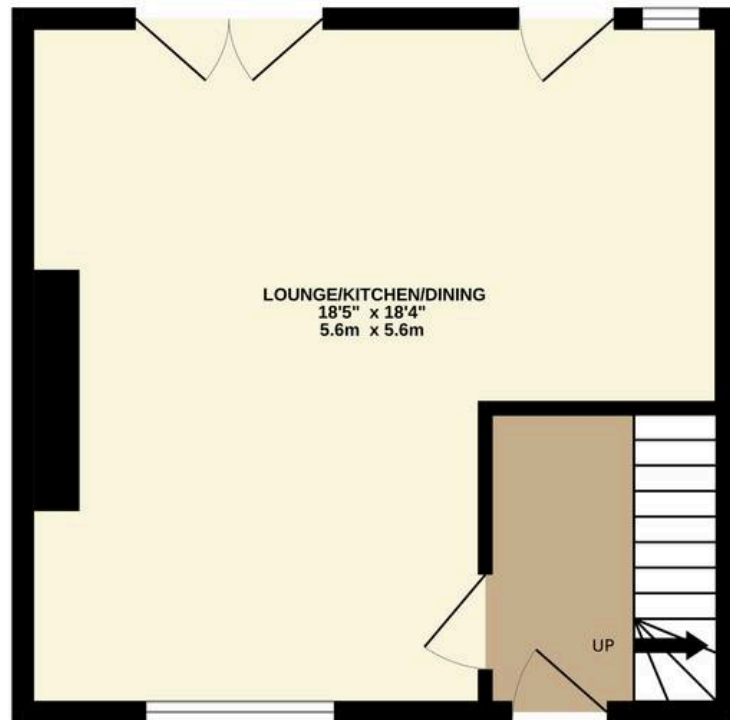
EPC Environmental Impact Rating: D



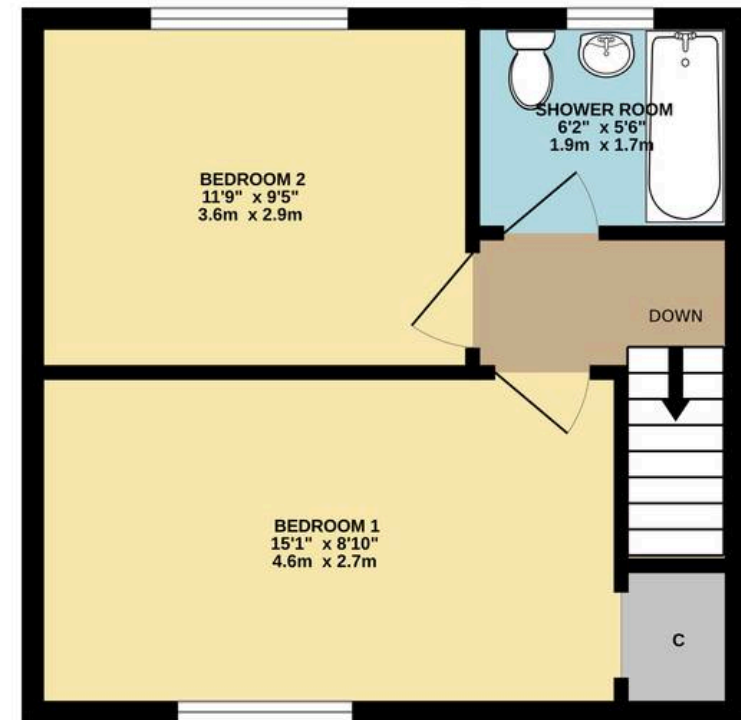




GROUND FLOOR



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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