

BRIDGES PROPERTIES

3 Howburn Crescent, Harthill

Offers Over £170,000

3 Howburn Crescent

Harthill

A beautifully presented three bedroom semi detached family home offering stylish contemporary interiors, three generous double bedrooms, a stunning open plan kitchen and dining area, private driveway and an exceptionally spacious rear garden complete with a substantial garden outhouse. Combining modern finishes with versatile family accommodation, this is a fantastic home perfectly suited to modern family living.

Situated within the popular residential area of Howburn Crescent, Harthill, this impressive three bedroom semi detached home offers an attractive combination of spacious accommodation, modern interiors and fantastic outdoor space. Beautifully maintained and thoughtfully presented throughout, the property enjoys excellent kerb appeal, complemented by a generous private driveway providing convenient off street parking. With three genuine double bedrooms, a contemporary ground floor shower room and an expansive rear garden featuring a substantial outhouse, this is a home that offers far more than initially meets the eye.

Stepping inside, you are welcomed into a bright and inviting interior, where a tasteful combination of neutral décor and contemporary finishes creates a warm and comfortable atmosphere. The home has been thoughtfully arranged to provide practical family accommodation, with well-proportioned rooms and a layout that caters perfectly to everyday living.

The lounge is a particularly impressive space, beautifully presented with soft grey walls, stylish wood effect flooring and a striking feature wall incorporating delicate tree inspired wallpaper. A wall mounted television creates a contemporary focal point, while the modern vertical radiator adds a further stylish touch. A large window allows natural light to flood the room, enhancing the bright and airy atmosphere. Generously proportioned, the lounge comfortably accommodates substantial seating arrangements alongside additional furnishings, making it the perfect setting for relaxing evenings, family time or entertaining guests.

At the heart of the home is the beautifully presented open plan kitchen and dining area, a fantastic space designed around modern family life. Finished to a stylish contemporary standard, the kitchen features sleek white high gloss cabinetry, elegant grey splashback tiling and contrasting light worktops, creating a fresh and timeless finish. An excellent selection of wall and base units provides generous storage, while integrated cooking appliances, including a gas hob, oven and microwave, ensure the space is as practical as it is attractive.

The kitchen is further enhanced by attractive grey wood effect flooring, which complements the cabinetry and creates a seamless, cohesive finish throughout the room. A large window positioned above the sink allows plenty of natural daylight to enter, while the thoughtfully arranged work surfaces provide excellent preparation space.



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Flowing naturally into the dining area, there is ample room for a family dining table, making this a wonderfully sociable setting for everyday meals, morning coffees and entertaining friends and family. The open plan arrangement allows the kitchen and dining spaces to work beautifully together, creating a welcoming environment that is both functional and stylish.

Completing the ground floor accommodation is a stunning contemporary shower room, finished to an excellent standard with attractive grey tiling throughout. The room features a generous walk-in shower enclosure with a sleek glass screen and modern shower panel, complemented by a stylish white vanity unit incorporating a wash-hand basin and useful storage beneath. A WC and contemporary chrome fittings complete the space, while the contrasting textured feature tiling within the shower adds a sophisticated finishing touch. A window provides natural daylight, further enhancing the fresh and modern atmosphere.

Upstairs, the generous proportions continue with three well presented double bedrooms, each offering comfortable accommodation and excellent flexibility for a variety of buyers.

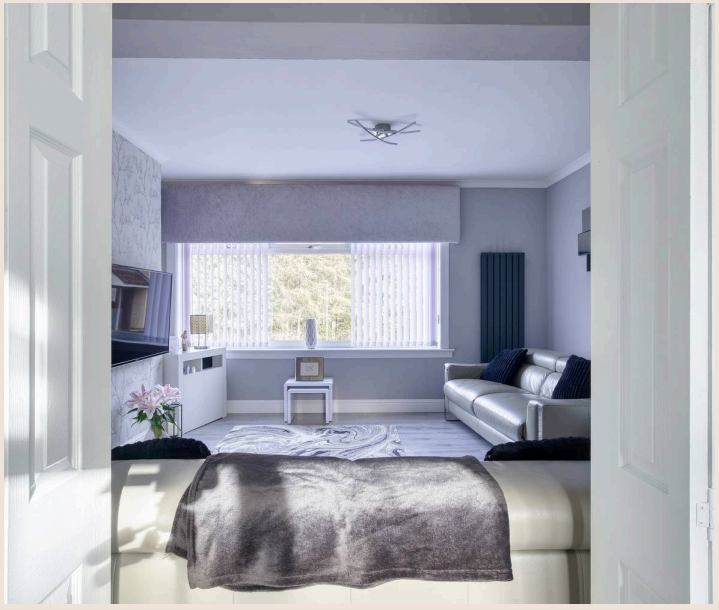
The principal bedroom is a beautifully proportioned retreat, finished in soft neutral tones with plush grey carpeting creating a warm and relaxing atmosphere. Currently accommodating a substantial double bed, the room offers generous space for additional bedroom furniture. Large sliding wardrobes with frosted glass panels provide an excellent storage solution while maintaining the room's contemporary appearance. Natural light enters through the window, creating a bright and peaceful setting in which to unwind at the end of the day.

The second double bedroom is another attractive and well proportioned space, beautifully presented with soft grey décor and coordinating carpeting. A large window allows natural light to fill the room, while the layout comfortably accommodates a double bed alongside additional freestanding furniture. The room also benefits from a built-in storage cupboard, providing useful additional space for everyday essentials. Its generous proportions make it equally suitable as a bedroom for family members, guests or those requiring a comfortable home working environment.

The third bedroom continues the home's welcoming presentation, offering another genuine double bedroom finished in a tasteful combination of soft grey walls, plush carpeting and decorative detailing.







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A large window enhances the bright and airy feel, while the room comfortably accommodates a double bed and bedside furniture. The attractive decorative ceiling adds a touch of character, creating a lovely space that could serve equally well as a child's bedroom, guest room or additional home office.

Externally, the property truly comes into its own, with an exceptionally generous rear garden offering a fantastic amount of outdoor space for families and those who enjoy spending time outside. Predominantly laid to lawn, the garden provides an expansive open area with plenty of room for children's play equipment, outdoor activities and summer gatherings. Timber fencing defines the boundaries, while the substantial size of the garden offers excellent flexibility for buyers looking to create their own ideal outdoor setting.

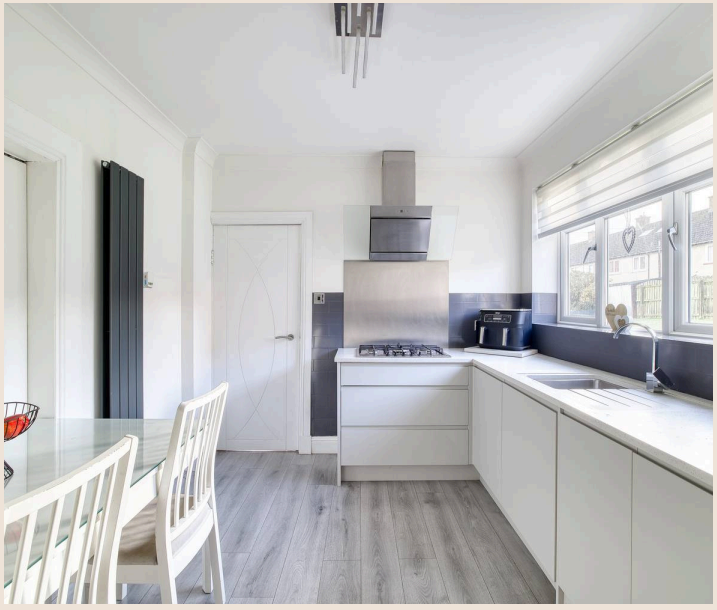
One of the property's standout features is the substantial garden outhouse, providing a fantastic additional space separate from the main home. Currently arranged as an entertaining and recreational area, the outhouse demonstrates excellent versatility, with ample room for seating, tables and leisure activities. This impressive addition offers exciting possibilities for a variety of uses, whether as a games room, hobby space, garden retreat or entertaining area, subject to any necessary permissions and suitability for the intended use.

The generous garden also provides space for outdoor seating and dining, allowing the next owners to make the most of the surroundings throughout the warmer months. With its combination of substantial lawn space and the impressive outhouse, this is an outdoor area that offers something for the whole family.

To the front, the property benefits from a generous private driveway, providing convenient off street parking for multiple vehicles. The driveway is complemented by timber boundary fencing, creating a practical and attractive approach to the home.

Howburn Crescent enjoys a convenient residential position within Harthill, a well established village community ideally located between Edinburgh and Glasgow. Offering an attractive balance of quieter residential living and excellent commuter connections, the area is particularly appealing to families, professionals and those looking for convenient access to Scotland's Central Belt.







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The village benefits from a range of everyday amenities, including local shops, a pharmacy, healthcare facilities and primary schooling, while the surrounding towns of Whitburn, Bathgate and Livingston offer a wider selection of supermarkets, restaurants, cafés and leisure facilities.

For commuters, Harthill is particularly well positioned, with convenient access to the M8 motorway providing excellent road connections towards both Edinburgh and Glasgow, as well as Livingston, Bathgate and the wider Central Belt. Rail services are also available from nearby Blackridge, Armadale and Shotts, offering further options for those travelling throughout the region.

Families will appreciate the nearby educational facilities and community amenities, while the surrounding countryside provides opportunities for walking, outdoor recreation and enjoying a more relaxed pace of life.

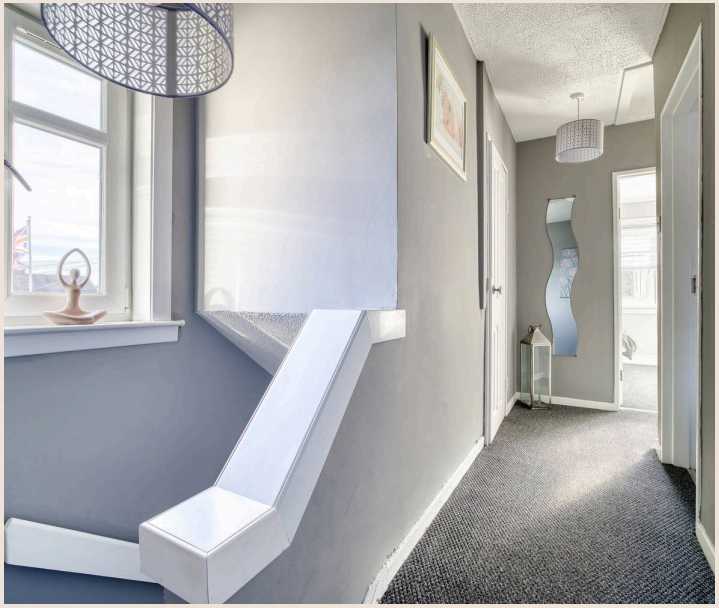
Combining three generous double bedrooms, stylish contemporary interiors, a fantastic open plan kitchen and dining space, private driveway and an exceptionally spacious rear garden with a substantial outhouse, Howburn Crescent presents a wonderful opportunity for buyers seeking a well presented family home with excellent versatility both inside and out. Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this fantastic property has to offer.

Home Report Value- £175,000
EPC - C
Council Tax Band - A
Square Ft- 1001 /93m2

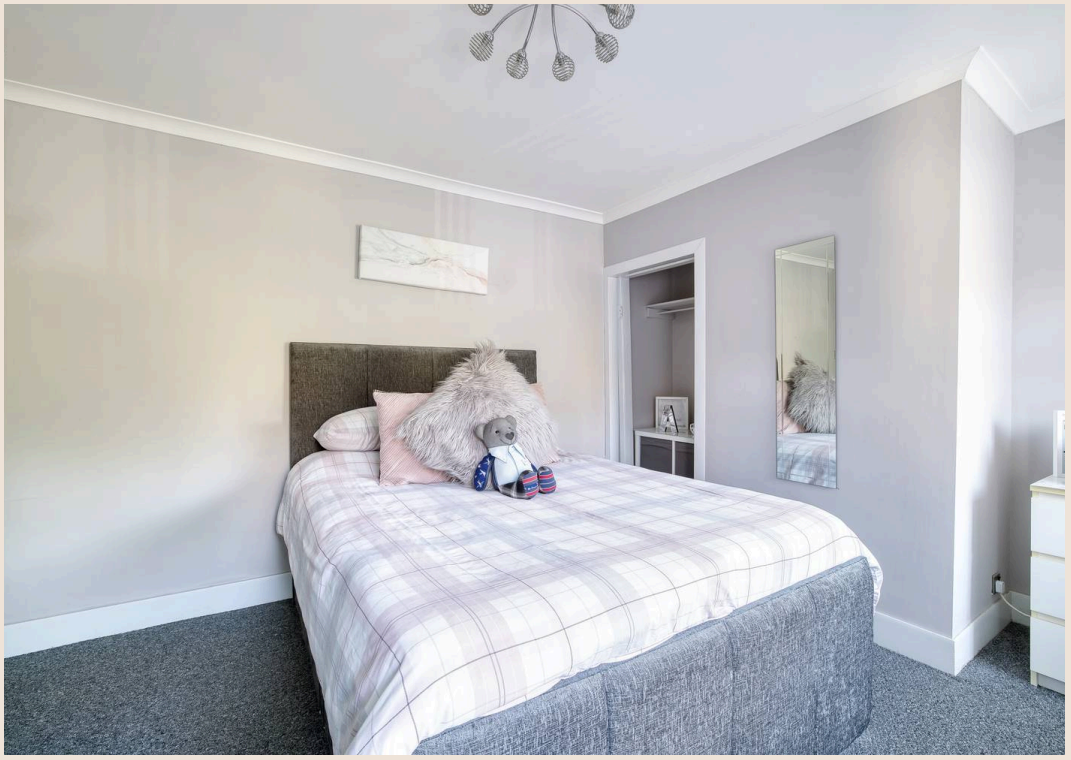
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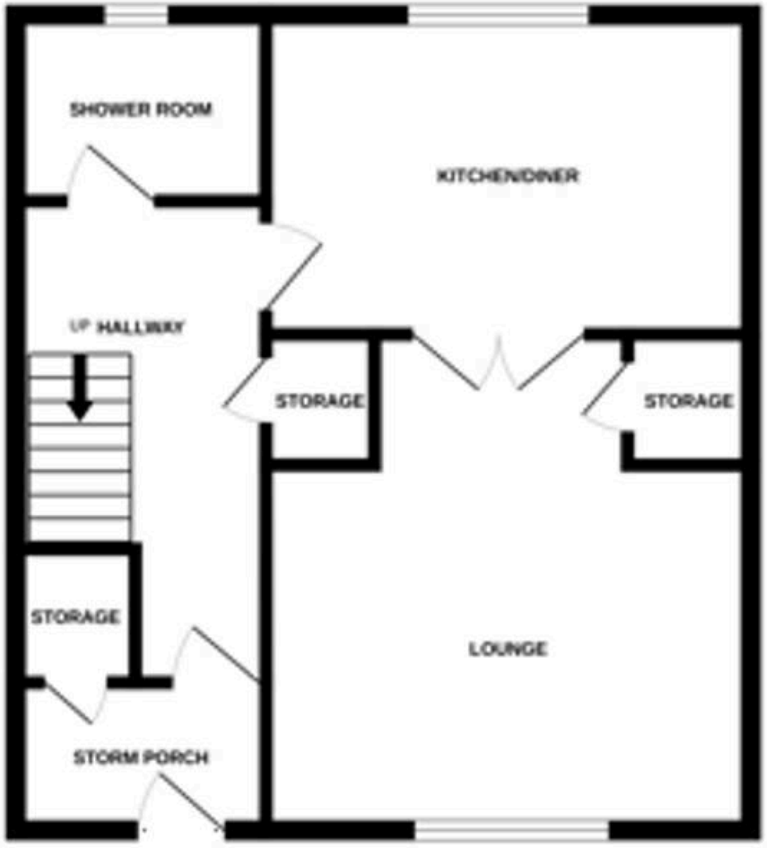




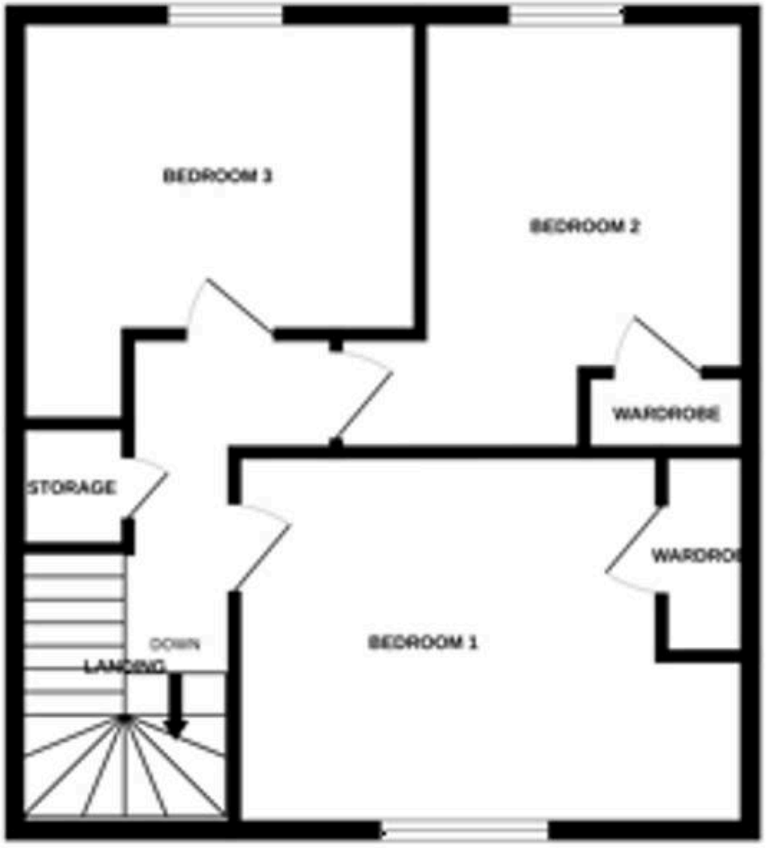




GROUND FLOOR



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/