Brown&Co
PROPERTIES LTD

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1 West Cults Court

Heartlands, Whitburn, EH47 0SH

Offers over £295,000

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Set within the popular Heartlands development at the western edge of Whitburn, this impressive 4 bedroom detached property on West Cults Court offers generously proportioned accommodation, ideally suited to modern family living. Built by Bellway Homes in 2015, this "Oakmont" style boasts a thoughtfully designed layout combining generous living space with contemporary comfort. Heartlands is an increasingly sought-after and family friendly development with excellent access to local schooling, amenities and transport connections with a host of new facilities recently open in the area to appeal to a wide variety of buyers. The nearby M8 motorway provides convenient travel throughout the central belt, making this an excellent choice for commuters traveling towards Edinburgh or Glasgow. Sprawling Polkemmet Country Park lies opposite the main entrance of the development and is a wonderful attraction for all the family to enjoy.

Description

A well-proportioned main living room offers ample space to relax and unwind, whilst a superb dining kitchen to the rear provides excellent space for everyday family meals and entertaining, with a range of sleek storage cabinets and integrated appliances to assist with daily needs. French doors open out directly onto the landscaped rear garden, creating a seamless connection between the indoor and outdoor spaces. A utility room for daily laundry and a convenient lower level WC completes the ground floor accommodation.

Upstairs, the property features 4 double bedrooms, including a generous master bedroom with an en-suite shower room and full height wardrobes for excellent storage. The remaining 3 bedrooms provide excellent versatility for children, guests or to accommodate home working, while the modern family bathroom serves the upper level to help the needs of a busy family. Gas central heating and double glazing throughout offer further practical comfort, with efficient dual zone heating controls found on each level.

Externally, the property sits on a good plot at the entrance to the street and benefits from a driveway and integral garage, providing valuable off-street parking and additional storage. The professionally landscaped and fully enclosed rear garden offers an attractive and low-maintenance outdoor space, perfect for children to play and adults to relax and entertain during the warmer months.

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.

Entrance Hall 6'2" x 5'8" (1.89m x 1.74m)

Living Room 17'1" x 13'0" (5.22m x 3.97m)

Kitchen 16'7" x 10'2" (5.08m x 3.10m)

Utility Room 6'3" x 6'1" (1.92m x 1.86m)

WC 6'3" x 3'8" (1.92m x 1.14m)

Upper Hall 12'2" x 6'7" (3.72m x 2.03m)

Bedroom 1 13'8" x 9'8" (4.18m x 2.95m)

En-Suite 6'7" x 4'1" (2.02m x 1.26m)

Bedroom 2 15'2" x 12'10" (4.63m x 3.92m)

Bedroom 3 12'9" x 8'3" (3.89m x 2.52m)

Bedroom 4 11'7" x 9'8" (3.55m x 2.95m)

Bathroom 7'8" x 5'7" (2.35m x 1.71m)

Extras

All blinds, light fittings, floor coverings and integrated appliances (dishwasher not working) included in the sale. Washing machine and tumble dryer are negotiable.

Key Info

Home Report Valuation: £300,000
Total Floor Area: 116m2 (1250 ft2)
What3words: ///shirts.filed.reclusive
Parking: Driveway & Garage
Heating System: Gas
Council Tax: E - £2935.75 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

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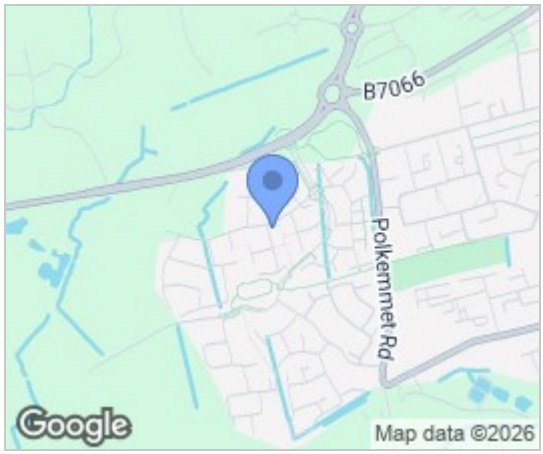
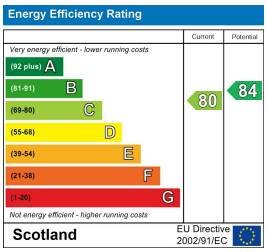
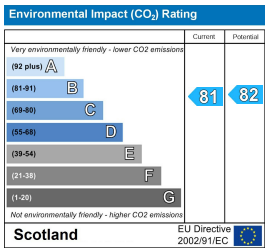
Area Map



Floor Plans

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximates and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. © Brown & Co Properties, 2026

Energy Efficiency Graph