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Crofters Way, East Whitburn, EH47 8ES

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Crofters Way, East Whitburn



Situated in a popular East Whitburn residential development close to schooling and amenities, this well-presented four-bedroom detached home offers spacious and bright accommodation, ideal for modern family living.

The ground floor provides an excellent space for day-to-day living and entertaining, with a generously proportioned living room that opens directly onto the rear garden, complemented by an adjoining versatile dining room. The kitchen is modern in design and includes a utility room with access to the garden. Completing this level are a convenient WC and internal access to the integral garage.

On the first floor, all four bedrooms are comfortable and tastefully decorated, with the principal bedroom benefiting from a contemporary en-suite shower room. A well-appointed family bathroom completes the first-floor layout.

Externally, the property enjoys a meticulously kept enclosed rear garden and a front lawn bordering the driveway and garage, offering an ideal outdoor retreat.

What's special about this house

- Well-presented detached four-bedroom family home with spacious and bright accommodation along with an enclosed rear garden and off-street parking.
- Generously proportioned and bright living room opening to the rear garden. Decorated with plush carpeting, a calm colour palette, and a feature mantel, it exudes a relaxed and warm ambience.
- Light-filled dining room seamlessly connected to the living room, making it ideal for day-to-day living and entertaining. Overlooking the garden, it could also be utilised as a home office, family room or snug.
- Stylish and spacious kitchen presented in a U-shaped layout and showcasing gloss white wall and floor units, wood-effect worktops, and a mosaic tiled splashback. An adjacent utility presented in the same design offers additional storage and external access.
- Principal double bedroom benefiting from plush carpeting, built-in mirrored wardrobes and a well-appointed en-suite shower room.
- Meticulously kept rear garden with a neat lawn, paving, decorative stones, and raised timber decking with a charming pergola. Featuring a number of seating areas it is perfect for family life.
- Driveway and integral garage.

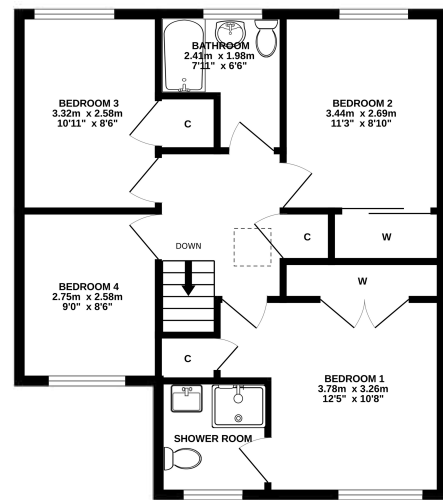
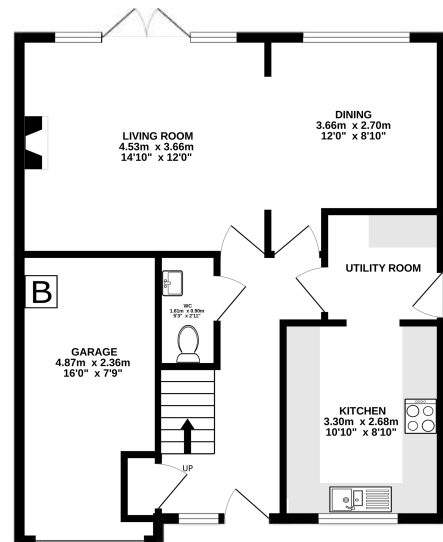


Location and Amenities

- Catchment for Whitdale Primary School and Whitburn Academy.
- Whitburn town centre features a wide variety of convenience stores, supermarkets, bustling pubs, restaurants, and a popular leisure centre with a swimming pool, soft play, and a gym.
- Ideal commuter location close to the M8 with easy access to Edinburgh (24 miles) and Glasgow (26 miles); the M9 is a short drive away.
- Armadale Train Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
- Edinburgh International Airport is just 15 miles away.
- Scenic green spaces on the doorstep including Polkemmet Country Park and Blaeberry Woodland.
- Near to family-friendly recreational activities such as Xcite Whitburn Leisure Centre, Five Sisters Zoo, and Almond Valley Heritage Centre.
- An array of high-quality boutiques and eateries at Livingston Designer Outlet (7 miles via the M8).

Extras

All floor coverings, all light fittings, all blinds, oven/hob, and garden hut are included



Dimensions

Ground Floor

Living Room	4.53 x 3.66m
Dining Room	3.66 x 2.70m
Kitchen	3.30 x 2.68m
Utility Room	2.00 x 1.89m
WC	1.61 x 0.90m
Garage	4.87 x 2.36m

First Floor

Bedroom 1	3.78 x 3.26m
Shower Room	1.86 x 1.94m
Bedroom 2	3.44 x 2.69m
Bedroom 3	3.32 x 2.58m
Bedroom 4	2.75 x 2.58m
Bathroom	2.41 x 1.98m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Home Report valuation	£310,000
Internal floor area	113m ²
School catchment	Whitdale Primary School Whitburn Academy
Council tax band	D
EPC rating	C
Train station	Armadale Train Station

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Pioneers in Property



George McKillen
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.