



41 Mclean Crescent

Heartlands, Whitburn, EH47 0ST

Offers over £320,000



Enjoying a preferred position within the sought-after Heartlands development in Whitburn, this impressive 4 bedroom detached by Bellway Homes offers spacious, flexible accommodation ideally suited to a growing family looking to make their next step on the property market. McLean Crescent forms part of the popular Heartlands estate, a modern and family-friendly development offering easy access to local amenities, schooling and excellent transport links, including the nearby M8 motorway for commuting throughout central Scotland. Surrounding walks and cycle routes link into Whitburn itself and towards sprawling Polkemmet Country Park, which is a much loved attraction on the doorstep of the development for all the family to enjoy.



Description

The property is presented to an excellent standard throughout, offering a turn-key home for buyers to move in and enjoy from the minute they pick up their keys. A tastefully styled living room features a calming neutral palette with feature media wall a particular highlight. At the heart of the home is the generously proportioned dining kitchen, providing a stunning space for cooking, dining and entertaining, with direct access to the rear garden via a set of French doors. An adjacent utility room and WC offer further practical storage and cater for everyday laundry needs. The former garage has been thoughtfully converted to create an additional versatile reception room, ideal as a family room, home office, playroom or 5th bedroom if required.

Upstairs, there are 4 well-proportioned double bedrooms, offering excellent accommodation for a growing family, with the spacious master bedroom featuring the addition of an en-suite shower room to compliment the existing family bathroom. Wardrobes to 3 of the bedrooms will be included as a part of the sale, ensuring generous storage options are available from the outset. Gas central heating and double glazing are available throughout, with the home boasting a smart Hive heating system to offer dual-zone controls and aid everyday efficiency.

Externally, the property benefits from a double width driveway to the front to allow off-street parking space for 2 cars, with additional visitor bays nearby. An enclosed rear garden is landscaped with lawn and decked terrace, providing a safe space for children to play, outdoor dining and relaxation to enjoy the best of the sunny weather.

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.

Living Room 16'10" x 12'11" (5.14m x 3.95m)

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

Utility Room 6'3" x 6'0" (1.91m x 1.84m)

WC 6'3" x 3'8" (1.91m x 1.12m)

Bedroom 1 16'4" x 9'7" (4.99m x 2.94m)

En Suite 6'6" x 3'11" (1.99m x 1.20m)

Bedroom 2 / Play Room 16'10" x 7'10" (5.14m x 2.40m)

Bedroom 3 15'1" x 13'3" (4.62m x 4.04m)

Bedroom 4 12'5" x 8'3" (3.81m x 2.53m)

Bedroom 5 11'8" x 9'7" (3.56m x 2.94m)

Bathroom 7'6" x 5'6" (2.30m x 1.68m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, wardrobes x 3, Ring devices (front and rear security and doorbell camera) included in the sale. Full EV charger, garden shed and playroom units with worktop are negotiable.

Key Info

Home Report Valuation: £325,000

Total Floor Area: 126m2 (1355 ft2)

What3words: ///grocers.glassware.recovery

Parking: Driveway

Heating System: Gas

Council Tax: E - £2935.75 per year

EPC: C

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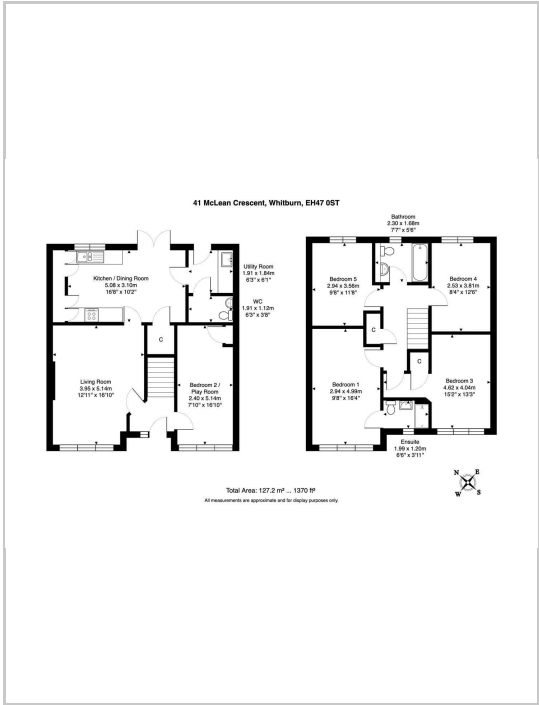
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Area Map



Floor Plans



Energy Efficiency Graph

