Brown&Co
PROPERTIES LTD

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23 Mickel Crescent

Heartlands, Whitburn, EH47 0AQ

Offers over £175,000

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Situated within the popular Heartlands development at the western end of Whitburn, this 2 bedroom terraced property presents an appealing opportunity for first-time buyers, couples and those looking to downsize to live in a well-connected location. The development sits just off the M8 motorway and enjoys an equi-distant position for travel to Edinburgh and Glasgow, ensuring this to be a perfect base for commuting professionals across the central belt. The development has attracted continued attention from discerning buyers in recent years, with valuable new amenities opening to offer everyday services to compliment the existing offering within Whitburn itself. Schooling for all ages can be found within easy walking distance, whilst popular Polkemmet Country Park and a range of walking and cycling routes are easily accessible from the development.







Client Comments

"The accessibility to Edinburgh and Glasgow is great, having worked in both cities it's a perfect middle distance. Garden is a sun trap and the area is continually developing around about with new amenities constantly popping up and on the horizon."

Description

Completed in 2019 as part of a phase by Persimmon Homes, the property offers comfortable accommodation across 2 levels, with living space suited to everyday life and 2 double bedrooms providing flexibility for guests, home working or growing families. A modern fitted kitchen is equipped with a range of storage cabinets with co-ordinating worktops and boasts ample space for a table for hosting meals, whilst an adjacent WC is a handy benefit for daily convenience. A stylish shower-room has been upgraded in recent years, with contemporary tiling, sleek rainfall shower and LED mirror. Gas central heating with dual zone controls, solar panels and double glazing throughout add to the practical efficiency of the home to assist with daily running costs. Externally, there is a driveway to the front to allow off-street parking, with range of visitor parking spaces found opposite. The south-east facing rear garden is landscaped to offer easy maintenance, with a patio and artificial lawn ensuring the new owner can 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 13'6" x 13'1" (4.12m x 4.00m)

Kitchen 9'6" x 9'3" (2.90m x 2.82m)

WC 9'10" x 3'5" (3.00m x 1.05m)

Upper Hallway 7'0" x 6'5" (2.14m x 1.97m)

Bedroom 1 13'6" x 8'3" (4.13m x 2.52m)

Bedroom 2 13'6" x 7'3" (4.13m x 2.23m)

Shower Room 6'4" x 6'2" (1.94m x 1.88m)

Extras

All blinds, light fittings, floor coverings, integrated oven, washing machine and bedroom wardrobes included in the sale.

Key Info

Home Report Valuation: £180,000
Total Floor Area: 57m2 (615 ft2)
What3words: ///strides.straying.ejects
Parking: Driveway
Heating System: Gas
Factor Fee: £30 per quarter (approx)
Council Tax: C - £2026.59 per year
EPC: B

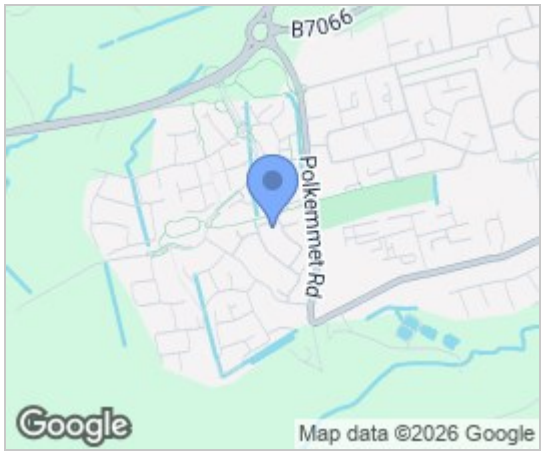
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For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on within the advert and should be viewed at your earliest convenience.

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Area Map



Floor Plans



Energy Efficiency Graph

