Brown&Co
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# 7 East Cults Court

## Heartlands, Whitburn, EH47 0SJ

**Fixed Price £265,000**

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Located within the sought after Heartlands development at the west of Whitburn, this impressive 3 bedroom semi-detached property with garage conversion offers a wonderful home for a range of buyer requirements. The popular location continues to draw buyers from across the central belt, with easy access to the M8 motorway via nearby junction 4a proving a major attraction for commuting professionals. A train link in neighbouring Armadale can be found 2 miles to the north, with cycle path available from Whitburn town centre for easy access. A range of amenities within the immediate area offer a handy selection for daily needs, complimenting the existing offering within Whitburn town centre. Whitburn itself offers a range of schooling for all ages, from highly regarded nurseries, 4 primary schools and Whitburn Academy for secondary age children. Polkemmet Country Park can be found opposite the entrance to the Heartlands estate and is a much loved asset to the town for families, dog walkers and golfers to enjoy.







### Client Comments
"Its a quiet cul-de-sac with no through traffic, not overlooked, with long term and very good neighbours either side. There are good local walks especially to Polkemmet Country Park and good local amenities within walking distance. We have enjoyed living here with many happy memories."

### Description
Completed in 2014 by Bellway Homes, this “Glencoe” style is a spacious home that is well suited for either first time buyers, home movers or downsizers. A key highlight has been the conversion of the former integral garage, offering a wonderful open plan kitchen and dining area that spans front to rear, with lots of natural light for hosting daily meals or family gatherings. The well appointed kitchen is equipped with an extensive range of storage cabinets and handy selection of integrated and free-standing appliances that are included as a part of the sale. A comfortable main living room lies off the kitchen and is a perfect space to relax and unwind.

Upstairs, there are 3 double bedrooms that are ideal for meeting family or home working arrangements. The master bedroom includes an en-suite shower room whilst a family bathroom and ground floor WC provide options for everyday convenience. The property is fitted with solar panels to the front and rear aspect, alongside battery storage and an EV charger to offer efficient and economical living for the energy conscious. A driveway to the front allows off-street parking for 2 cars, whilst the enclosed rear garden is perfect for keen gardeners, with greenhouse and shed remaining and a lovely patio area for enjoying 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 13'8" x 11'8" (4.18m x 3.58m)

Kitchen / Dining Room 30'9" x 8'1" (9.38m x 2.48m)

Bedroom 1 11'5" x 10'11" (3.50m x 3.34m)

En Suite 6'9" x 4'4" (2.06m x 1.33m)

Bedroom 2 14'4" x 8'0" (4.39m x 2.44m)

Bedroom 3 10'11" x 8'4" (3.34m x 2.56m)

Bathroom 8'7" x 8'1" (2.62m x 2.48m)

### Extras
A range of items are included in the sale and a list can be supplied to any interested buyer.

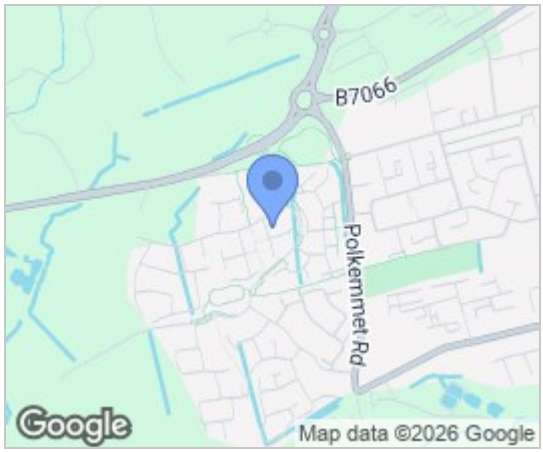
### Key Info
Home Report Valuation: £265,000
Total Floor Area: 104m2 (1120 ft2)
What3words: ///swatting.treatment.trackers
Parking: Driveway
Heating System: Gas
Council Tax: D - £2279.91 per year
EPC: B

### 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.

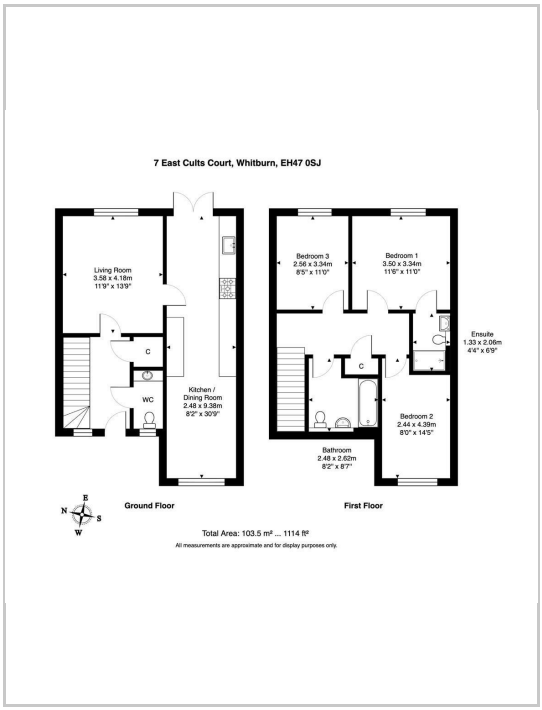
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## Area Map




## Floor Plans




## Energy Efficiency Graph

