



6 Mclean Place

Heartlands, Whitburn, EH47 0AF

Offers over £230,000



Located within the highly sought after Heartlands development in Whitburn, this immaculately presented 3 bedroom semi-detached property offers stylish and comfortable accommodation ideally suited to first-time buyers and growing families. Completed in 2019 by Bellway Homes, the property has been carefully maintained and upgraded to an excellent standard throughout and provides a bright, contemporary interior ready for its new owner to move straight into. McLean Place lies within a quiet and peaceful part of this family-friendly community and offers excellent access to transport connections, parkland and local amenities. Within Whitburn itself is a range of schooling options for all ages. The nearby M8 motorway provides straightforward travel throughout central Scotland, making the property particularly convenient for commuters.



Client Comments

"We personally find our street one of the best in the estate, nice and quiet as only residents would need to access it. Neighbours are all lovely. We have really enjoyed the spacious downstairs area to entertain guests and garden is a lovely place to enjoy the summer as it gets sunshine most of the day. We are gutted to be leaving our first home."

Description

Tastefully presented throughout, the property is a credit to the current owner and should be viewed to be fully appreciated. The accommodation offers a comfortable main living room, ideal for everyday relaxing and unwinding. To the rear is a generous dining kitchen, perfect for daily family meals and comprising a range of sleek storage cabinets and integrated appliances. French doors lead out to the rear garden to create a seamless transition from indoor to outdoor for families or those with a pet. A convenient ground-floor WC completes the lower level.

Upstairs, there are 3 well-proportioned bedrooms, offering flexible space for family living, guests or home working, together with a stylish family bathroom. The master bedroom includes the addition of fitted wardrobes alongside an en-suite shower room to provide everyday practicality for busy families. Externally, the property benefits from off-street parking with a double width driveway, whilst a beautifully presented rear garden is neatly maintained with an artificial lawn and decked terrace, providing an ideal setting for children, outdoor dining and entertaining.

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 17'1" x 15'5" (5.23m x 4.72m)

Kitchen 17'1" x 8'11" (5.23m x 2.73m)

WC 7'4" x 3'9" (2.24m x 1.15m)

Bedroom 1 10'4" x 10'3" (3.15m x 3.14m)

En-suite 10'3" x 5'0" (3.14m x 1.54m)

Bedroom 2 10'3" x 8'10" (3.14m x 2.70m)

Bedroom 3 10'10" x 7'6" (3.31m x 2.31m)

Bathroom 6'6" x 5'6" (1.99m x 1.69m)

Extras

All integrated appliances, floor coverings, fitted blinds and light fittings (minus living room light) included in the sale. Additional kitchen fixtures can be left if requested.

Key Info

Home Report Valuation: £235,000

Total Floor Area: 87m2 (940 ft2)

What3words: ///career.satin.changed

Parking: Driveway

Heating System: Gas

Council Tax: D - £2279.91 per year

EPC: B

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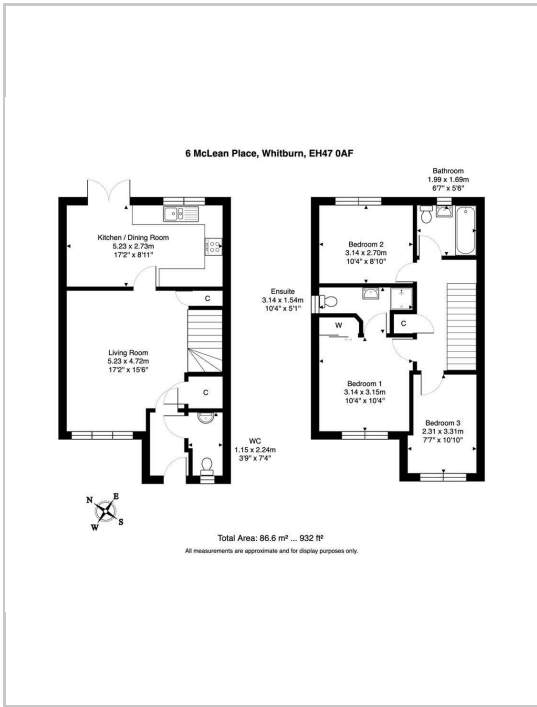
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Area Map



Floor Plans



Energy Efficiency Graph

