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64 Rigghouse View

Heartlands, Whitburn, EH47 0SE

Offers over £325,000

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We are delighted to present to the market this 4 bedroom detached property on Rigghouse View in Whitburn, built by Taylor Wimpey in 2014 during their 1st phase in the Heartlands development and arranged in the seldom available “Geddes” style. The home is an excellent setting for family life, with a thoughtfully arranged layout, convenient location for access to schools and amenities, whilst boasting an enviable position along the M8 corridor to make commuting throughout the central belt a breeze. The location continues to draw appeal from buyers across Central Scotland and with new shops and amenities adding to the existing offering in the traditional town centre, this is sure to be an exciting place to call home for many years to come.







Description

The entrance hallway welcomes you into the home, leading to the well-appointed fitted kitchen at the rear and creating a separate and inviting space for main family living at the front. The kitchen features a practical arrangement of co-ordinating cabinets and workspace, with French doors providing a direct connection to the outside. Double doors connect the living room to the dining room, allowing the rooms to flow together when entertaining whilst retaining the flexibility of 2 distinct living spaces, perfect for daily meals or formal family gatherings. Great storage space includes a handy range of cupboards to help keep everyday essentials neatly tucked out of sight, whilst a ground floor WC is a useful bonus for daily convenience.

Upstairs, the property boasts 4 well-proportioned bedrooms to offer flexibility for growing families, visiting guests or those requiring space to work comfortably from home. The principal bedroom features built-in wardrobe storage and its own en-suite shower room, whilst bedrooms 2 and 3 also enjoy en-suite access with Jack and Jill arrangement to perfectly assist for busy family life. The family bathroom serves the remainder of the property, featuring a 3 piece suite with mixer shower mounted off the bath taps. Additional landing cupboards enhance the home's storage provision, complementing the practical layout.

The integral garage provides valuable space for storage, hobbies or parking whilst similarly offering potential to convert and increase the footprint if desired. A double width driveway to the front comfortably parks 2 vehicles, with position aided by a residents car park to the side ensuring there is only the single neighbour at the opposite end. The enclosed rear garden has been landscaped to help all the family enjoy the best of the sunny weather, with patio for entertaining and artificial lawn for children or furry friends to enjoy.

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 17'4" x 10'4" (5.29m x 3.15m)

Dining Room 10'4" x 9'1" (3.15m x 2.79m)

Kitchen 16'0" x 9'1" (4.90m x 2.79m)

Bedroom 1 12'10" x 10'4" (3.93m x 3.17m)

En suite 6'6" x 5'7" (1.99m x 1.72m)

Bedroom 2 12'3" x 11'11" (3.75m x 3.65m)

Jack & Jill En Suite 5'10" x 5'6" (1.80m x 1.70m)

Bedroom 3 11'4" x 8'2" (3.46m x 2.50m)

Bedroom 4 10'4" x 9'5" (3.17m x 2.88m)

Bathroom 7'7" x 7'4" (2.32m x 2.24m)

Extras

All blinds, light fittings, floor coverings, integrated appliances are included in the sale. Any other items by separate negotiation including the Fridge-Freezer which is plumbed into water supply.

Key Info

Home Report Valuation: £330,000
Total Floor Area: 123m2 (1325 ft2)
What3words: ///uptown.obeyed.lunching
Parking: Driveway & Garage
Heating System: Gas
Factor Fee: £35 per quarter (approx.)
Council Tax: E - £2935.75 per year
EPC: C

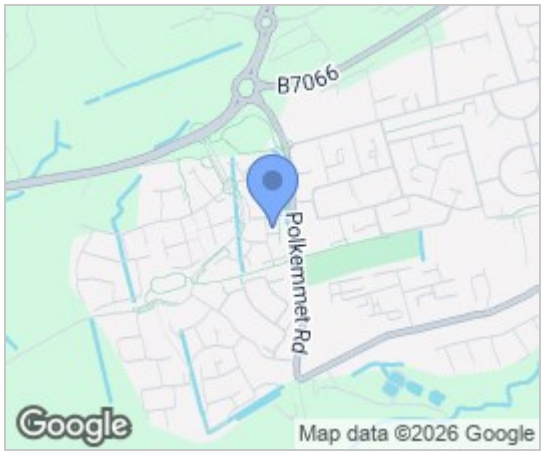
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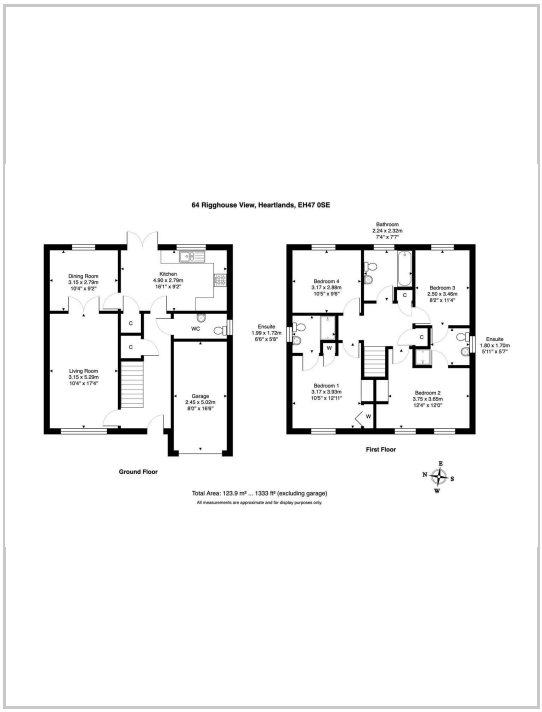
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Area Map



Floor Plans



Energy Efficiency Graph

