Brown&Co
PROPERTIES LTD

01501 741222
info@brownandcoproperties.co.uk



37 Rigghouse View

Heartlands, Whitburn, EH47 0SE

Offers over £360,000

4 | 4 | 2 | C

We welcome to the market this rarely available and immaculately presented, 4 bedroom detached property located in the heart of the popular Heartlands development in Whitburn. Formerly the show-home for Taylor Wimpey phase 1, this “Monro” style is 1 of only 5 built in the development with this particular property the very first to come to the market since build. Rigghouse View can be found close to the M8 motorway and as such is a perfect base for buyers looking to commute throughout the central belt, with Whitburn enjoying an equi-distant position for travel to Edinburgh and Glasgow. A small retail park within the development includes valuable local services, convenience store and café, whilst within Heartlands Business Park there are a range of national food outlets and retailers, with more plans in future to expand the choice and availability to cater for everyday needs. Whitburn itself boasts schooling for all ages, whilst popular Polkemmet Country Park is right on the doorstep, offering excellent recreation for all the family to enjoy.







Description

This substantial home boasts almost 1500 sqft of versatile accommodation, perfect for growing families or those needing a little flexibility in their living or home working arrangements. The ground floor is arranged around a welcoming reception hall, with good storage, a WC and couple of reception rooms providing great space for families to use everyday or entertain friends. A generous dual-aspect lounge is the main living room, stretching front to rear to provide ample space for relaxed evenings on the sofa or formal family gatherings. A sociable kitchen is well appointed with a range of sleek wall and base storage cabinets, marble worktops, integrated appliances and a sofa area to enjoy a morning cuppa overlooking the garden or a space for children to breakfast or play whilst meals are prepared. An adjoining utility provides additional workspace and practical laundry space, with a separate access to outdoors which is great for those with pets. To the front, the versatile dining room offers scope for more formal entertaining and could equally serve as a playroom, snug or home office. The lower level also enjoys the addition of a sound system fitted to the living room, kitchen and dining room.

Upstairs, the impressive master bedroom boasts dedicated dressing room with fitted wardrobe storage and an en-suite shower room with generous shower enclosure. Bedroom 2 is also equipped with fitted wardrobes and a private en-suite shower room, making this well suited as a guest room or space for a teenager looking for their own independence. Two further double bedrooms offer space for the family to grow or to offer an option for home working if required. Additional storage can be found off the upper landing, whilst a 4 piece family bathroom serves the remainder of the upper level to meet the needs of busy family life.

Externally, the property sits on an excellent plot with a south facing rear offering great sunshine throughout the day and into the evening. A large sweeping driveway provides great off-street parking space for a handful of cars, with a detached double garage offering further parking, storage or conversion potential with power and lighting ensuring this could be an ideal choice as a home office or annexe. Within the enclosed rear garden, there is a summer-house for enjoying throughout the year, whilst its low maintenance design will appeal to those who simply want to relax and enjoy the best of the weather. A composite decked terrace is perfect for alfresco dining, whilst a hot tub is included as part of the sale for those looking to unwind.

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 21'5" x 12'4" (6.55m x 3.77m)

Dining Room 10'7" x 9'5" (3.25m x 2.89m)

Kitchen 20'2" x 10'5" (6.17m x 3.20m)

Utility 6'2" x 5'1" (1.90m x 1.56m)

Bedroom 1 12'1" x 9'7" (3.69m x 2.94m)

Master En-Suite 8'3" x 5'10" (2.53m x 1.80m)

Bedroom 2 12'5" x 8'0" (3.80m x 2.46m)

En-Suite 8'8" x 3'10" (2.66m x 1.17m)

Bedroom 3 10'4" x 8'0" (3.15m x 2.44m)

Bedroom 4 8'8" x 7'4" (2.66m x 2.26m)

Bathroom 8'3" x 7'8" (2.53m x 2.34m)

Extras

All floor coverings, integrated appliances, sound system, alarm, hot tub, greenhouse and summer house included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £365,000
Total Floor Area: 135m2 (1455 ft2)
What3words: ///continued.clarifies.closet
Parking: Double Garage & Driveway
Heating System: Gas
Factor Fee: Ross & Liddell, £35 per quarter (approx.)
Council Tax: F - £3569.07 per year
EPC: C

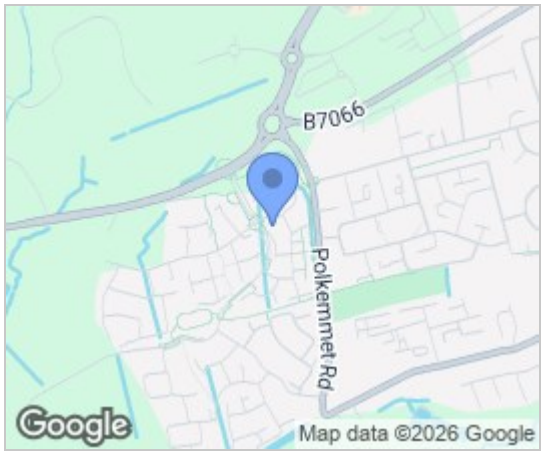
Disclaimer

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.

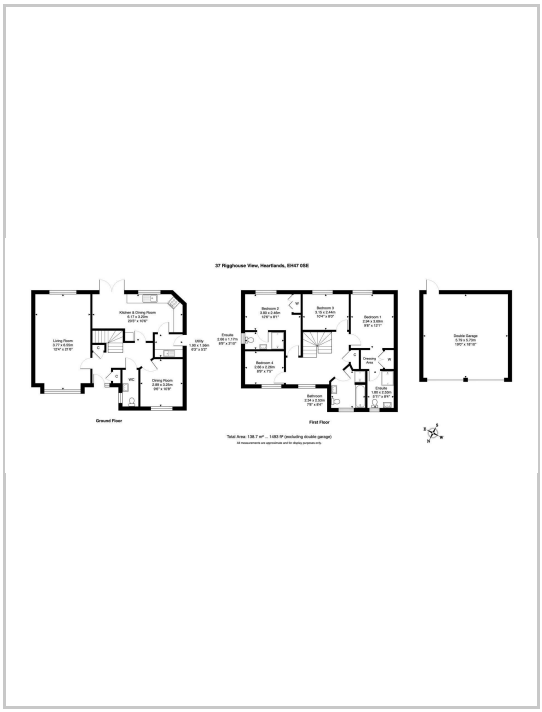
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert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

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

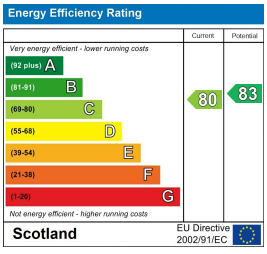
Area Map

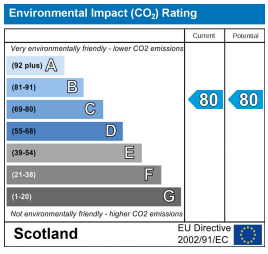


Floor Plans



Energy Efficiency Graph





Unit C, 120 Righouse View, Whitburn, West Lothian, EH47 0SE
Tel: 01501 741222 Email: info@brownandcoproperties.co.uk www.brownandcoproperties.co.uk