



21 Kepscaith Grove

Whitburn, EH47 8JE

Offers over £247,000



We welcome to the market this deceptively spacious semi-detached property, nestled within a desirable residential location on the southern edge of Whitburn. Located within Kepscaith Grove, this extended property is a wonderful family home and offers a generous footprint of 140m². The location is perfect with the family in mind with the house a short walk to nearby Croftmalloch Primary School, with further schooling for all ages easily located within the area. A playpark nearby further enhances the appeal for a young family. Commuters will enjoy an M8 connection at each end of the town, allowing swift travel links throughout the central belt. Within the town centre itself are a range of shops and amenities to cater for everyday needs, whilst the exciting Heartlands development continues to attract major retailers and food outlets.



Client Comments

"We've had a very happy almost 8 years here and have enjoyed updating a lot of it. It's suited us well for just the 2 of us, with space for entertaining inside and out but would also be a wonderful family home. It's a quiet little cul-de-sac and the neighbours generally keep to themselves but have all been very welcoming to the street over the years. The balcony has a gorgeous view of the Ochil hills and gets the sun from sunrise till about 2/3pm. The decking at the back, in summer, gets the sun till very late."

Description

The property has been substantially extended in the past alongside a formal conversion of the garage to offer versatile accommodation, offering flexibility as a modern family home. Five bedrooms include 2 to the ground floor and 3 at first floor level, providing space for a large family or for accommodating those who work from home. An impressive main living and dining room is perfect for everyday unwinding or hosting family meals, whilst a well-proportioned kitchen is equipped with a range of storage cabinets and further space for everyday dining or a morning cuppa. A separate utility at the rear offers further storage and laundry use. The smaller of the ground floor rooms features an adjacent WC and would make for an ideal guest bedroom. The garage conversion is linked from within the house and is a wonderful multi-purpose space for a teenager or an owner looking for lateral living, with the added benefit of a shower room to the rear.

Upstairs, the accommodation continues to impress with 3 further bedrooms including a generous master with fitted wardrobes and balcony overlooking the rear garden. The bedroom also features direct access into the 4 piece bathroom, with a generous bath ideal for those who like a long soak complimented by a spacious enclosure housing a thermostatic shower tower. A further double bedroom is equipped with fitted wardrobes whilst the smallest of the 5 bedrooms is a cosy home office or nursery, with cupboard for handy storage. Gas central heating and double glazing throughout offer further practical comfort.

Externally, the property enjoys excellent off-street parking with a tarmac front and side garden allowing multiple vehicles to park. The fully enclosed rear garden has been carefully landscaped to offer sections for enjoying the sunny weather or alfresco dining throughout the day and into the evening.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Living / Dining Room 26'0" x 13'0" (7.93m x 3.97m)

Kitchen 22'2" x 8'0" (6.77m x 2.44m)

Utility Room 8'0" x 7'7" (2.44m x 2.32m)

Bedroom 1 18'2" x 9'4" (5.54m x 2.86m)

Bedroom 2 14'0" x 8'7" (4.29m x 2.62m)

En-suite 8'7" x 4'6" (2.62m x 1.38m)

Bedroom 3 14'3" x 9'4" (4.36m x 2.86m)

Bedroom 4 11'8" x 8'0" (3.56m x 2.44m)

Bedroom 5 10'7" x 6'7" (3.24m x 2.03m)

Bathroom 15'0" x 6'7" (4.59m x 2.03m)

Extras

All blinds, light fittings, fridge-freezer, cooker, dryer, freezer (in utility), desk (in study), shed, gazebo, radiator covers, garden planters at rear and festoon lights included in the sale. Other items by separate negotiation.

Key Info

Home Report Valuation: £250,000

Total Floor Area: 139m² (1500 ft²)

What3words: ///skylights.modes.backdrop

Parking: Driveway

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: C

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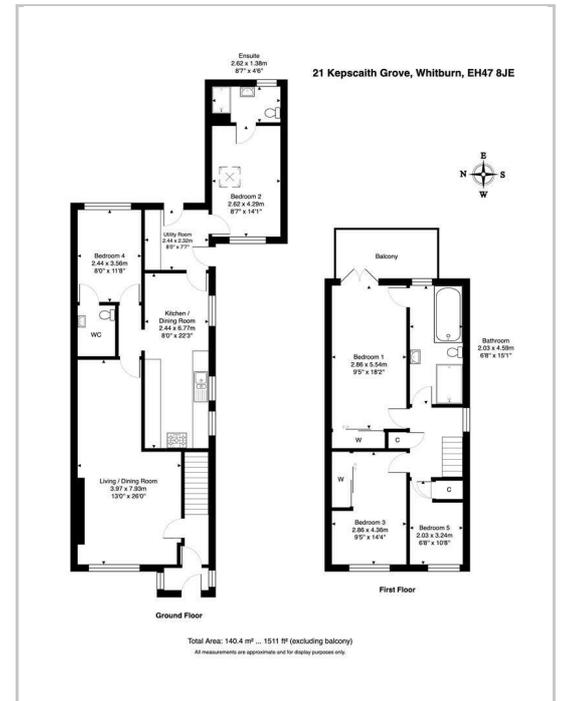
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Area Map



Floor Plans



Energy Efficiency Graph

