



22 East Cults Court

Heartlands, Whitburn, EH47 0SJ

Offers over £253,000



Located within the highly sought after Heartlands community in Whitburn, this 3 bedroom semi-detached property enjoys a central position within the development and offers an excellent step on the ladder for a growing young family. Completed by Bellway Homes in 2015, this “Glencoe” style is a well-proportioned home that would suit first time buyers or downsizers alike and has been carefully maintained and updated by the present owners. The desirable location is a breeze for commuters, with an M8 connection nearby offering swift travel throughout the central belt. A host of new amenities have opened within the area, adding to the existing offering within Whitburn’s traditional town centre. Schooling for all ages can be found within the town which are easily accessible on foot from the property itself. Sprawling Polkemmet Country Park is a wonderful asset to the town, offering playpark, great walks, a golf course and a café for all the family to enjoy.



Client Comments

"Heartlands is an area with easy commute to Glasgow & Edinburgh with M8 motorway on our doorstep. The rear garden is low maintenance and totally fenced off with a perimeter wall giving you full privacy. It gets incredible sunshine all day during the summer and is perfect for entertaining with family & friends with decking area and Pergola. Overall our home is low maintenance living. There are great walks nearby at Polkemmet Country Park ideal for dog walkers with a childrens play area and cafe serving food and drinks. We get on great with all our neighbours, everyone is willing to help out when needed a real community spirit."

Description

The property itself has been adapted from its original layout to include a partial conversion of the garage, providing a study space with storage wardrobe that can help cater for home working requirements or as an extra living room. Part of the original garage has been retained to offer extra storage space for tools or external items. Elsewhere on the ground floor there is a comfortable main living room to relax and unwind alongside a fitted kitchen, featuring a range of storage cabinets and integrated appliances, with French doors leading directly out to the garden. Upstairs, there are 3 double bedrooms, providing space to grow for a family of varying size. The master bedroom boasts an en-suite shower room that features a rainfall mixer shower, whilst a family bathroom and ground floor WC offer convenience for a busy family. Double glazing and gas central heating throughout offer everyday efficiency and comfort, with dual-zone Hive installed to offer smart heating controls. The attic area has been floored with handy loft ladder for easy access, offering great extra storage space. Sat at the top of the cul-de-sac, the property enjoys driveway for a handful of cars with visitor parking nearby. The stunning south-west facing rear has been landscaped to offer easy maintenance and enjoy the best of the sunny weather, with artificial lawn, composite decked terrace with Pergola and a garden shed offering something for all the family to enjoy. A children's playpark can be found nearby and within eye-line of the property also.

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 Room 13'7" x 11'8" (4.15m x 3.57m)

Kitchen 13'7" x 8'0" (4.15m x 2.46m)

TV Room / Study 9'4" x 8'3" (2.87m x 2.52m)

Bedroom 1 11'5" x 10'10" (3.49m x 3.31m)

Ensuite 6'11" x 4'4" (2.11m x 1.34m)

Bedroom 2 10'10" x 8'3" (3.31m x 2.54m)

Bedroom 3 12'2" x 7'11" (3.73m x 2.43m)

Bathroom 8'3" x 8'1" (2.54m x 2.48m)

Extras

Some light fittings, all floor coverings, blinds, shed, Pergola and integrated appliances included in the sale.

Key Info

Home Report Valuation: £255,000
Total Floor Area: 96m2 (1035 ft2)
What3words: ///easygoing.standards.legal
Parking: Driveway
Heating System: Gas
Council Tax: D - £2115.84 per year
EPC: B

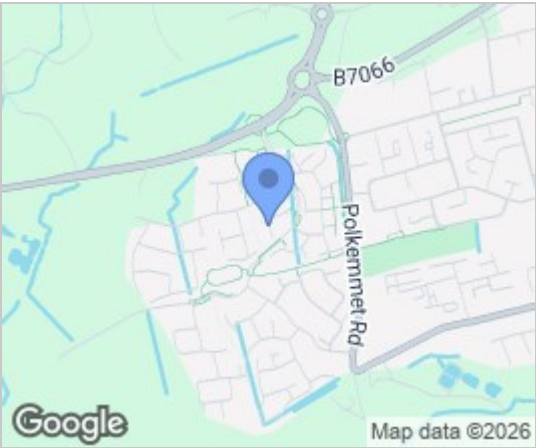
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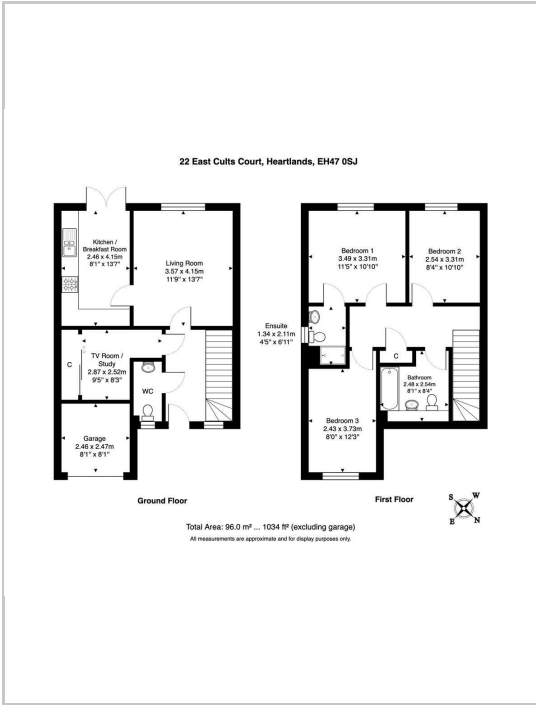
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Area Map



Floor Plans



Energy Efficiency Graph

