



## 1 Mclean Crescent

Heartlands, Whitburn, EH47 0ST

Offers over £260,000



Set within the sought after Heartlands community at the western edge of Whitburn, this 3 bedroom detached property offers an excellent choice for first time buyers or home movers looking to settle within this exciting location. Centrally located within minutes of the M8 motorway, Heartlands is a perfect location for buyers commuting throughout the central belt with equi-distant travel to Edinburgh and Glasgow via junction 4a. A train link can be found around 2 miles to the north in neighbouring Armadale, with a park and ride bus station also found in nearby Harthill. Whitburn itself is a traditional town with range of shops, amenities and schooling for all ages, whilst within the development are a handy selection of independent and national retailers with lots more planned for the future. Sprawling Polkemmet Country Park is a valuable asset to the town and is linked by range of walkways from the development, offering parkland, café, Owl Centre and 9 hole golf course.



## Description

Completed in 2018 by Bellway Homes, this "Erinvale" style is a well-proportioned layout that is ideal for a couple or young family looking for space to grow. Presented in tasteful neutral tones through, the property is a blank canvas for the new owner to lay down their own mark. A comfortable main living room is a perfect space to relax and unwind, with dual aspect windows for lots of natural light. The dining kitchen includes space for everyday meals or hosting family gatherings, running open plan with a fitted kitchen equipped with a range of storage cabinets and integrated appliances. French doors lead directly out to the rear garden, offering a safe space for children to play or to enjoy some alfresco dining during the sunny weather. Upstairs, 3 double bedrooms provide space for family or home working needs, with the master bedroom featuring an en-suite shower room, fitted wardrobes and a Juliet balcony. The 2 further bedrooms are freshly presented in calming neutral tones and ideal for children. A spacious family bathroom with 3 piece suite is complimented by a ground floor WC, offering everyday convenience for a busy family. Gas central heating and double glazing offer further practical comfort, with an upgraded composite door fitted to the front. A driveway at the rear provides off-street parking for a handful of cars, with additional visitor parking bays nearby. The property features an open plan front garden, whilst a private rear is fully enclosed for all to enjoy the summer sunshine.

## 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 18'4" x 10'5" (5.60m x 3.20m)

Kitchen / Dining Room 18'4" x 9'8" (5.60m x 2.95m)

Bedroom 1 12'4" x 10'7" (3.77m x 3.24m)

En Suite 8'4" x 5'6" (2.56m x 1.69m)

Bedroom 2 10'2" x 9'10" (3.12m x 3.00m)

Bedroom 3 9'10" x 7'8" (3.00m x 2.34m)

Bathroom 9'0" x 5'6" (2.75m x 1.69m)

## Extras

All blinds, light fittings, floor coverings, integrated appliances and spare room chest of drawers included in the sale. Sofa available by separate negotiation.

## Key Info

Home Report Valuation: £265,000

Total Floor Area: 97m<sup>2</sup> ( 1045 ft<sup>2</sup> )

What3words: ///spirit.regaining.envisage

Parking: Driveway

Heating System: Gas

Council Tax: E - £2935.75 per year

EPC: B

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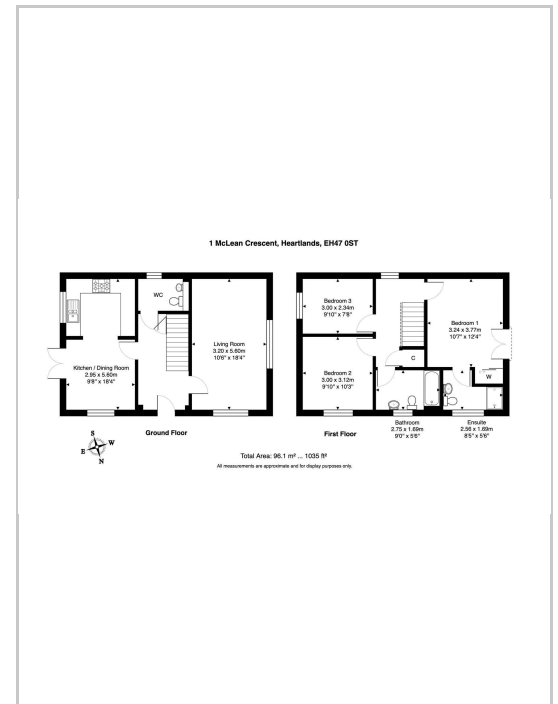
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## Area Map



## Floor Plans



## Energy Efficiency Graph

