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01501 741222
info@brownandcoproperties.co.uk



14 West Cults Court

Heartlands, Whitburn, EH47 0SH

Offers over £255,000

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Set within a peaceful cul-de-sac position within the popular Heartlands development in Whitburn, this well-presented 3 bedroom semi-detached property offers generous accommodation brought to the market in move-in ready condition. Tucked on West Cults Court as part of Bellway Homes first phase in 2016, this “Glencoe” style will hold appeal to first time buyers, growing families and home movers seeking a modern home within a convenient setting. Located around halfway between Edinburgh and Glasgow, the development is a perfect base for commuting professionals with a connection to the M8 motorway in minutes drive from the property. A range of local amenities cater for everyday needs, adding to the existing offering within Whitburn itself. A choice of schooling for all ages can be found within the town, with 2 nearby primary schools around 15 minutes walk from the development.







Description

The accommodation offers a welcoming backdrop for everyday living, with a well-maintained interior allowing the next owners to settle in with ease. A comfortable main living room offers the perfect spot to relax and unwind, tastefully styled in a calming neutral palette. The well-appointed fitted kitchen features a range of wall and base storage cabinets alongside integrated appliances, with space to host a table to accommodate daily meals or a morning cuppa. French doors lead out to the rear garden to offer a seamless indoor-outdoor lifestyle. A ground floor WC and adjacent storage cupboard provide everyday convenience.

Upstairs, a particular highlight is the provision of 3 double bedrooms, providing excellent flexibility for family life, visiting guests or those requiring a dedicated home office. The master features an en-suite shower room and fitted wardrobes, with the 2 remaining rooms provide space for a variety of furnishings. Further storage is available with a cupboard in the hallway, whilst the family bathroom includes 3 piece suite to serve the remainder of the upper level. Gas central heating and double glazing offer further practical comfort, with the boiler regularly serviced by a local heating engineer.

Externally, the enclosed rear garden is chipped alongside a sandstone patio, whilst a time shed offers useful storage. An integral garage adds further practicality, offering useful space for parking, storage or conversion if desired. A double width driveway comfortably parks 2 cars, with further visitor parking spaces available for those with a few vehicles in the family or who like to entertain. An electric car charger to the front is ideal for those with an electric vehicle at home. Overlooking a wooded area to the front, there is pathways to meander around the development and encourage those to explore the surrounding area.

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 13'6" x 11'7" (4.14m x 3.55m)

Kitchen 13'6" x 8'1" (4.14m x 2.47m)

Bedroom 1 11'3" x 10'11" (3.45m x 3.35m)

En-suite 6'11" x 4'3" (2.11m x 1.32m)

Bedroom 2 14'4" x 8'1" (4.39m x 2.47m)

Bedroom 3 10'11" x 8'4" (3.35m x 2.56m)

Bathroom 8'5" x 7'10" (2.57m x 2.41m)

Garage 17'2" x 8'1" (5.25m x 2.47m)

Extras

All blinds, light fittings, floor coverings, integrated appliances, washing machine, garden shed, EV charger are included in the sale. The items in bed 3 can also be negotiated if required.

Key Info

Home Report Valuation: £260,000
Total Floor Area: 90m2 (970 ft2)
What3words: ///truck.invents.connected
Parking: Driveway & Garage
Heating System: Gas
Factor Fee: Ross & Liddell, approx £35 per quarter
Council Tax: D - £2279.91 per year
EPC: B

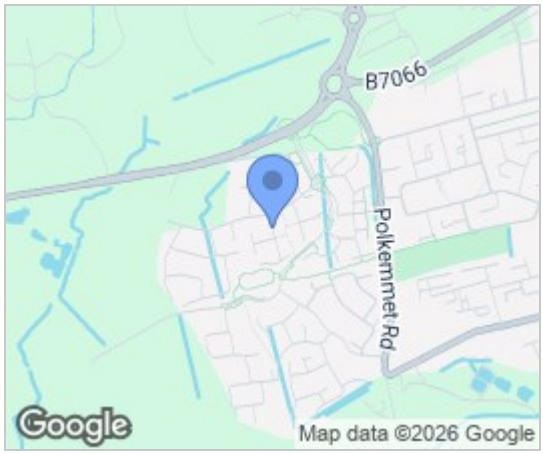
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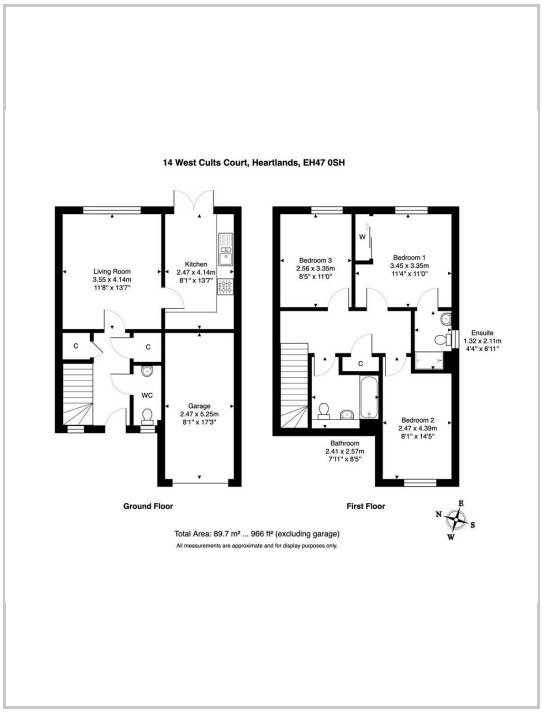
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Area Map



Floor Plans



Energy Efficiency Graph

