

Property Details

- **Semi Detached**
- **Move In Condition**
- **Generous Dining Kitchen**
- **Sought After Location**
- **South Facing Garden**
- **EPC BAND C**

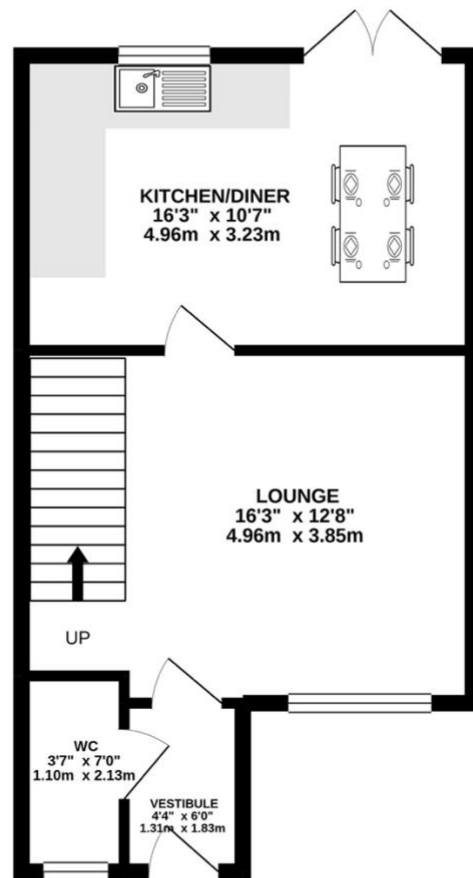
Offers Over £164,000

Kinniburgh Crescent, Whitburn

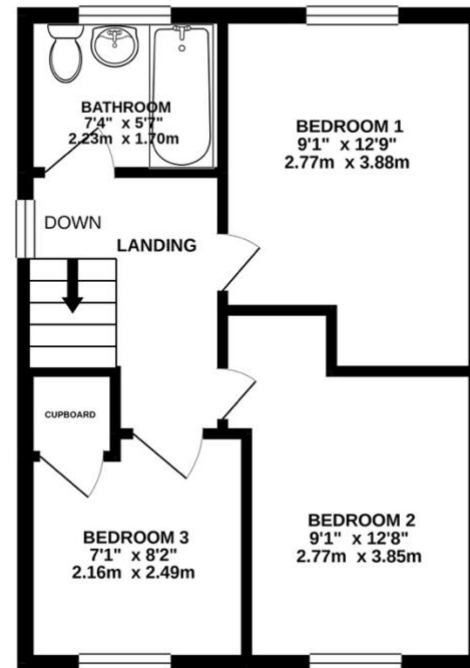
37 West Main Street, Armadale, EH48 3PZ

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GROUND FLOOR

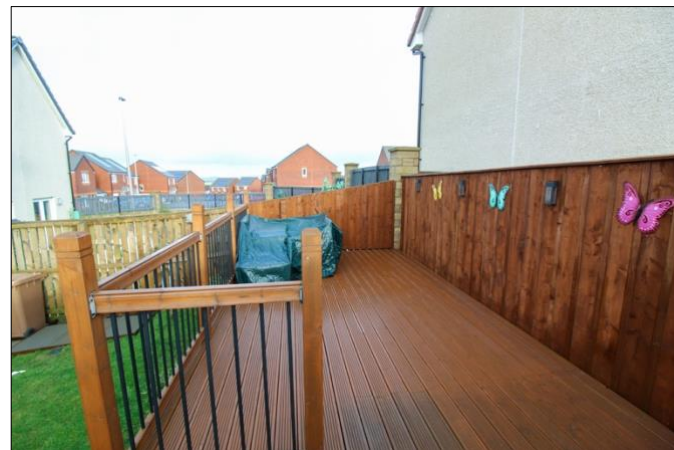


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property

Beautifully presented throughout, this three bedroom semi-detached family home is set within the much sought after Heartlands development in Whitburn. Property Comprises: Vestibule, Living Level WC, Lounge, Dining Kitchen, Three Bedrooms and Family Bathroom.

Accommodation

A welcoming vestibule gives access to the lounge and living level w/c. The large lounge has been tastefully decorated, a door leads through to the wonderfully sized dining kitchen and carpeted stairs lead to the upper level accommodation. Stylish and spacious, this fantastic dining kitchen has been finished to a high standard. Integrated appliances include the oven and hob, and there is space for good sized dining table to sit in front of the french doors that lead out to the south facing rear garden.

The upstairs accommodation includes three bedrooms, two of which are doubles with a recess for free standing wardrobes. The third bedroom is a single with useful built in storage cupboard. The modern family bathroom has been finished with a white suite comprising; bath with shower, wash hand basin and wc. The property benefits from gas central heating and double glazing throughout.

Externally to the front a monobloc double driveway provides off street parking. To the rear, the enclosed south facing garden is partially turfed and has a separate raised decking area.

All blinds, and integrated appliances in the kitchen are included.

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The Heartlands development once completed will create a thriving community comprising residential, new business and sports facilities with excellent commuting and transport networks. Perfectly situated, Heartlands will take advantage of the new junction 4a on the M8 with easy access to Livingston and Edinburgh to the east and Glasgow to the west. Armadale train station with park and ride facilities, a short distance from Heartlands, provides access to both East and West. The local schools are Polkemmet and St Josephs primary and the catchment secondary schools are Whitburn Academy and St Kentigerns Academy. A well serviced town centre is only a short walk away.

Vestibule	1.31m x 1.83m
Living Level WC	1.10m x 2.13m
Lounge	4.96m x 3.85m
Dining Kitchen	4.96m x 3.23m
Bedroom 1	3.88m x 2.77m
Bedroom 2	3.85m x 2.77m
Bedroom 3	2.49m x 2.16m
Family Bathroom	2.23m x 1.70m

EPC: Band C

IMPORTANT NOTE:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller