



35 McGregor Crescent, Whitburn

Offers Over £170,000



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Whitburn

Step into this beautifully presented two bedroom mid terrace home, perfectly positioned within the popular Heartlands development in Whitburn, where modern finishes and a bright, airy feel create a home ready to move straight into.

Upon entering, you are welcomed into a fresh and stylish front facing lounge, flooded with natural light and enhanced by sleek tiled flooring that flows seamlessly through the ground floor. The space offers excellent proportions for both relaxing and entertaining, with a contemporary, neutral décor that sets the tone for the rest of the home. A staircase rises neatly to the upper level, while access leads through to the rear of the property.

The kitchen is positioned to the rear and has been thoughtfully designed with a range of modern wall and base units, contrasting worktops and integrated cooking appliances. There is ample space for additional appliances, along with a door providing direct access out to the garden, ideal for everyday convenience. Just off the hallway, a handy ground floor WC adds further practicality.

Upstairs, the property continues to impress with two well proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes, offering excellent storage while maintaining a clean and uncluttered feel. The second bedroom is equally bright and versatile, perfect as a guest room, nursery or home office. A modern family bathroom completes the upper level.



Externally, the property enjoys a fully enclosed rear garden, designed for low maintenance with a combination of patio and chipped areas ideal for outdoor seating and enjoying the sun. To the front, there is a private driveway providing off street parking. Whitburn and in particular the sought after Heartlands development, offers an ideal balance of modern living and everyday convenience. This popular residential area is well regarded for its family friendly environment, attractive streetscapes and excellent local amenities.

Whitburn town centre is just a short distance away, providing a wider selection of shops, restaurants and essential services. The area is also well served by reputable primary and secondary schooling, making it a great choice for families.

For commuters, the location is exceptionally well placed, with easy access to the M8 motorway, allowing swift travel to both Edinburgh and Glasgow. Nearby train stations in Bathgate and Armadale further enhance connectivity, offering regular rail links across the central belt.

Outdoor enthusiasts will appreciate the abundance of green space and walking routes in and around Heartlands, creating the perfect setting for an active lifestyle while still enjoying the convenience of a well connected town.

This is a fantastic opportunity to acquire a stylish and well maintained home in a sought after residential location, perfectly suited to first time buyers, downsizers or investors alike.



Home Report Value- £175,000

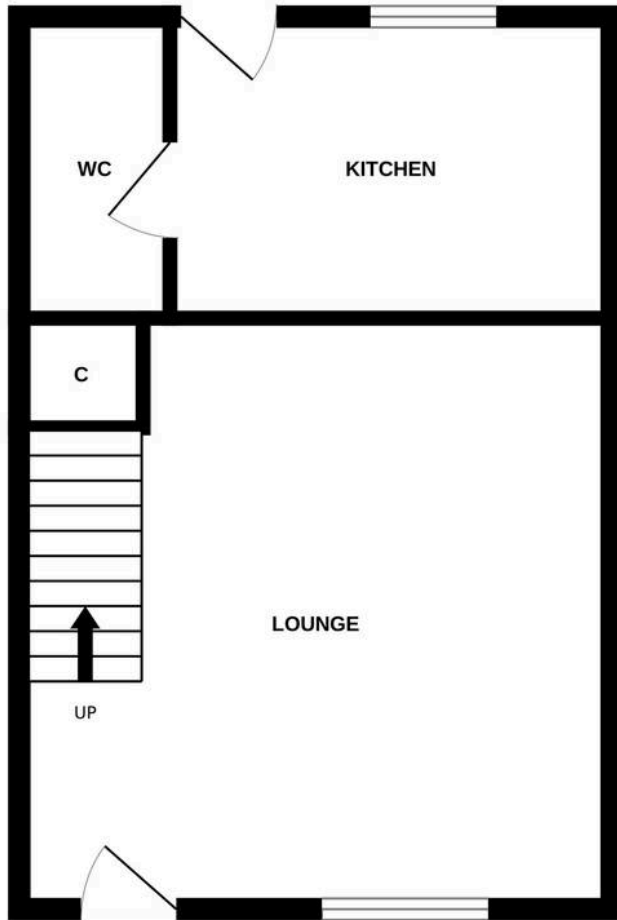
EPC - B

Council Tax Band - C

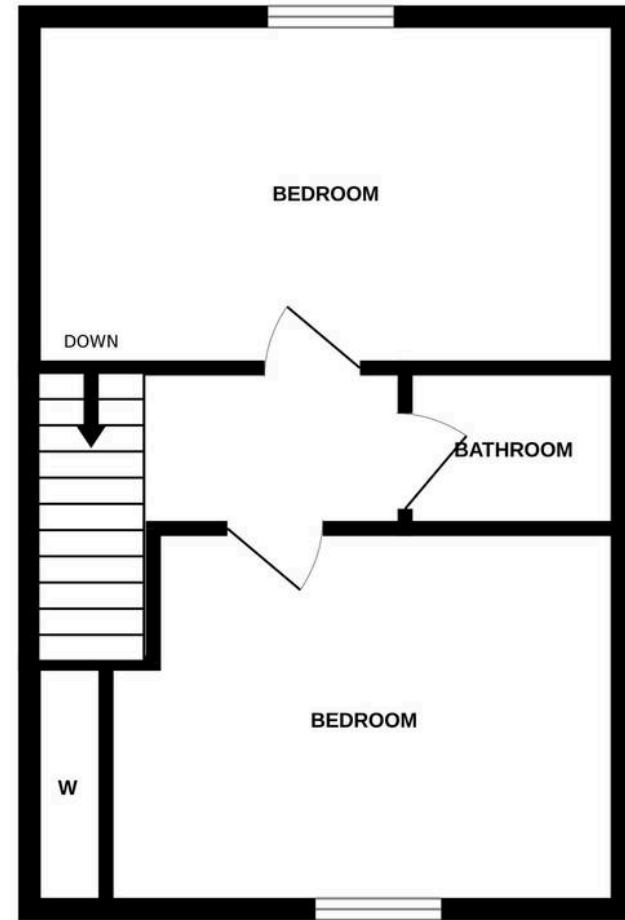
Square Ft- 614/ 57m2



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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