



67 Croft Park Crescent, Whitburn

Offers Over £300,000

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Whitburn

Occupying a particularly private and generously proportioned plot, this exceptional five bedroom detached home in Willow Grove makes an immediate impression. The property has been finished to an exceptional standard throughout, with considerable thought given to the quality of the materials, the flow of the accommodation and the practical requirements of modern family life. A beautifully landscaped garden extends to the rear, while the broad frontage provides an excellent sense of space and separation from neighbouring homes. The overall presentation is immaculate, creating a genuine walk in opportunity. The approach to this home is especially attractive, with a substantial driveway providing extensive private parking for several vehicles. Carefully maintained lawned areas, decorative stonework and clearly defined boundaries complement the exterior of the house, giving the property a smart and established appearance. The wide frontage and enclosed side sections enhance the feeling of privacy, while also providing a practical setting for family life, visiting guests and additional vehicle storage.

The main entrance opens into a bright and welcoming reception hallway that immediately establishes the standard found throughout the property. This is far more than a simple entrance area, offering an excellent sense of arrival with a long, open perspective through the home. Crisp white walls are paired with warm timber flooring, creating a clean yet inviting finish, while the attractive arched opening adds architectural character.

The hallway is broad enough to accommodate furniture, artwork and storage without compromising the feeling of space. A contemporary wall mounted radiator and statement circular display shelving introduce stylish focal points, while the consistent flooring draws the accommodation together beautifully. The excellent circulation space allows each room to be accessed naturally and ensures the house feels both spacious and exceptionally well connected.

At the heart of the home is the outstanding open plan kitchen, family and living area. This is a superb everyday space and an equally impressive setting for entertaining, combining a beautifully appointed kitchen with a generous informal sitting area. The proportions allow the room to function comfortably as several distinct zones, while remaining open, sociable and filled with natural light.

The kitchen is centred around a substantial island that creates an impressive focal point and provides extensive preparation space. Its broad work surface offers ample room for food preparation, serving and informal dining, while the scale of the island means that several people can gather around it comfortably without restricting movement through the room. It is easy to imagine four or five guests sitting or standing around the island during family occasions, with further space available for the host to prepare food while remaining involved in the conversation.

- Four Well Proportioned Bedrooms
- Walk In Condition
- Beautiful Fully Landscaped Rear Garden
- Garage Conversion



Finished with contemporary timber effect cabinetry and sleek, streamlined handles, the island provides an excellent amount of drawer and cupboard storage. A dark contrasting work surface gives the kitchen a sophisticated appearance. The integrated cooking arrangement is positioned within the island, allowing meals to be prepared while facing into the room rather than towards a wall.

The wider kitchen arrangement has been designed to maximise both storage and practicality, with fitted units, integrated appliances and carefully considered work surfaces producing a clean and cohesive finish. Recessed ceiling lighting provides excellent illumination throughout, while the bright neutral décor and timber flooring ensure the room remains warm and welcoming rather than overly clinical.

Adjoining the kitchen is a substantial family sitting area capable of accommodating a large corner sofa and additional chairs. The current arrangement demonstrates the generous proportions particularly well, with seating for approximately seven or eight people while still retaining a comfortable amount of open floor space. This makes the room ideal for relaxed evenings, family film nights and informal entertaining.

A feature wall introduces texture and depth to the sitting area. Large windows provide excellent natural light and allow the room to enjoy an attractive outlook. The connection between the kitchen and sitting space is especially successful, giving the room a sociable atmosphere in which family members can cook, dine, relax and entertain together.

Glazed timber doors connect the principal living areas and allow natural light to pass through the ground floor. Their quality finish complements the timber flooring and cabinetry, adding warmth and consistency to the interior.

A separate formal dining room provides a more intimate setting for meals and special occasions. This beautifully presented room comfortably accommodates a substantial six seat dining table, with sufficient surrounding space for guests to move freely and for additional furniture to be introduced if desired. The room could readily accommodate eight people around a larger table, making it perfectly suited to family celebrations, Christmas dining and entertaining friends.

A wide bank of windows draws an abundance of natural light into the dining room and creates a particularly pleasant environment throughout the day. Soft neutral wall coverings, recessed lighting and detailed ceiling coricing complete the polished finish. The room is positioned conveniently in relation to the kitchen, allowing food and drinks to be served with ease while retaining a clear distinction between everyday family dining and more formal entertaining.



The separate utility room is another particularly valuable feature and has been finished with the same attention to detail as the principal accommodation. Fitted base units provide generous concealed storage, while the extensive work surface offers space for sorting laundry and completing household tasks. There is dedicated space for a washing machine beneath the work surface, with additional room within the cabinetry for cleaning products, laundry supplies and everyday household items. The dark shaker style units contrast beautifully with the light work surface and pale walls, producing a smart and contemporary appearance. The utility room also helps keep appliances and general household activity away from the main kitchen, allowing the open plan living space to retain its calm and uncluttered presentation.

A beautifully appointed ground floor bathroom adds considerable flexibility to the accommodation. Presented in a crisp contemporary style, the room includes a modern white suite with a broad wash hand basin, fitted vanity storage and a toilet positioned towards the far end of the room. The vanity arrangement offers useful storage for toiletries and towels, while the generous basin provides excellent practicality for everyday use.

One of the most distinctive features is the patterned tiled splashback, which introduces character and visual interest while maintaining the elegant monochrome palette. The tiled flooring continues the clean, modern appearance and is both practical and easy to maintain. A large circular mirror forms a stylish focal point above the basin, while the black heated towel rail provides an attractive contrast against the white walls.

Throughout the hall, the quality of presentation is exceptional. The décor is fresh and carefully coordinated, the flooring is consistent and the rooms have been arranged to provide both visual impact and genuine day to day functionality. The accommodation offers an impressive balance of open plan family living and separate reception space, making the house equally suitable for busy households, home entertaining and quieter evenings.

Certainly. Here's a polished version that incorporates all three ground floor rooms while keeping it concise and flowing naturally:

Completing the ground floor are three exceptionally versatile reception and bedroom spaces, offering outstanding flexibility to suit a variety of lifestyles.



The elegant formal lounge provides a peaceful retreat away from the main open plan living area, with generous proportions comfortably accommodating multiple sofas and occasional furniture, making it ideal for relaxing or entertaining. The impressive ground floor principal bedroom is a beautifully proportioned retreat, comfortably accommodating a super king size bed alongside additional furniture, while dual aspect windows flood the room with natural light, creating a bright and tranquil atmosphere. A further versatile room is currently utilised as a family room but could equally serve as a fifth double bedroom, guest suite, home office or playroom. Complete with built in mirrored wardrobes and excellent natural light, it offers superb flexibility. Together, these rooms enhance the adaptability of the home, making it ideally suited to growing families, multi generational living or those seeking flexible accommodation to meet changing lifestyle needs.

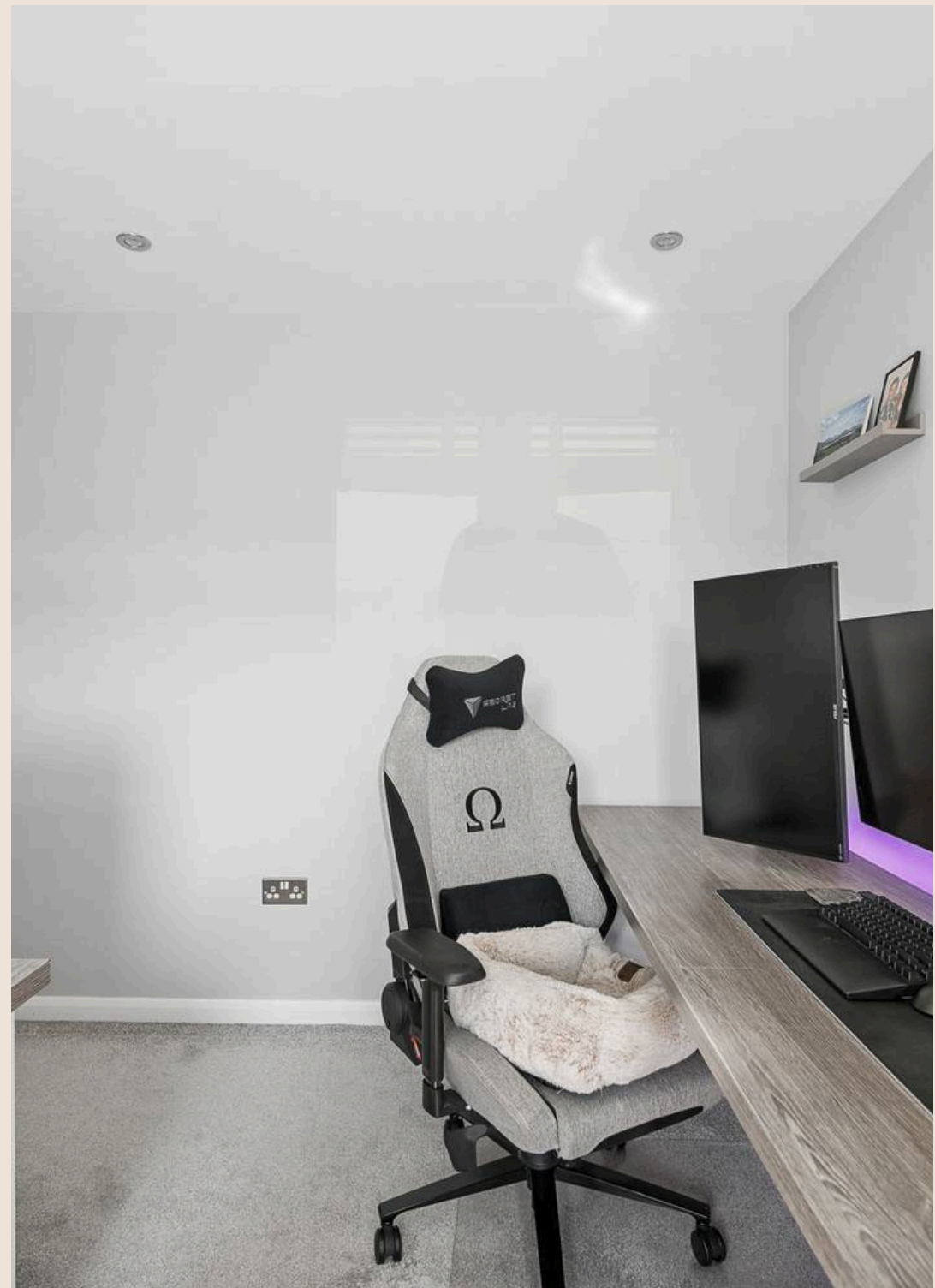
Upstairs, this exceptional home continues to impress, where a spacious and light filled galleried landing provides access to the remaining bedrooms and family bathroom. The outstanding principal suite is a true highlight, offering an impressive sense of space with extensive fitted wardrobes, integrated storage and ample room for a super king size bed and additional furniture, creating a luxurious sanctuary. A beautifully appointed bathroom / en suite shower room just off the space complements the principal bedroom, finished in a contemporary style with a large walk in shower, modern sanitaryware and quality tiling.

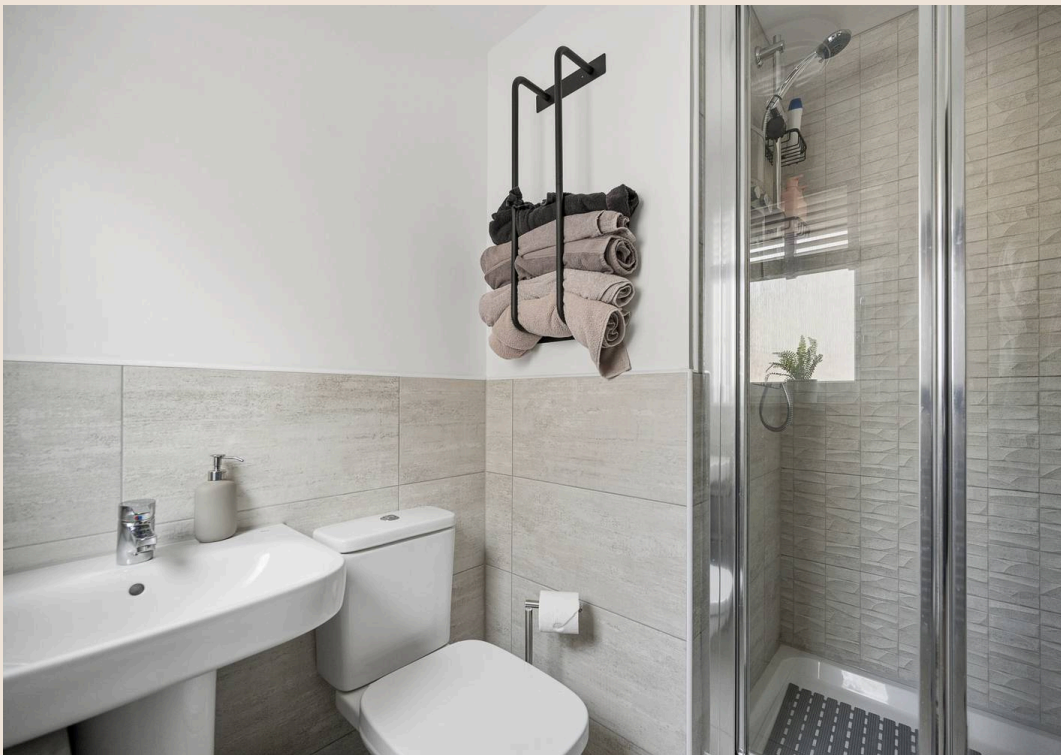
The remaining double bedroom is equally generous in size, offering excellent floor space for a double bed, freestanding furniture and study area, making it ideal for older children or guests. The upper landing benefits from further fitted mirrored wardrobes, providing exceptional additional storage without compromising the feeling of space. Completing the upper level is the stylish family shower room, beautifully presented with a modern suite including a large shower enclosure, contemporary fittings, quality tiling and a Velux window that floods the room with natural light, perfectly complementing the high standard of finish found throughout this remarkable home.

Externally, the property occupies a substantial and highly private plot with beautifully landscaped gardens that wrap around the home, creating an exceptional outdoor setting for both family life and entertaining. The expansive rear garden is predominantly laid to lawn, providing an abundance of space for children to play, outdoor activities and future landscaping opportunities, all whilst enjoying a high degree of privacy afforded by the enclosed boundaries.

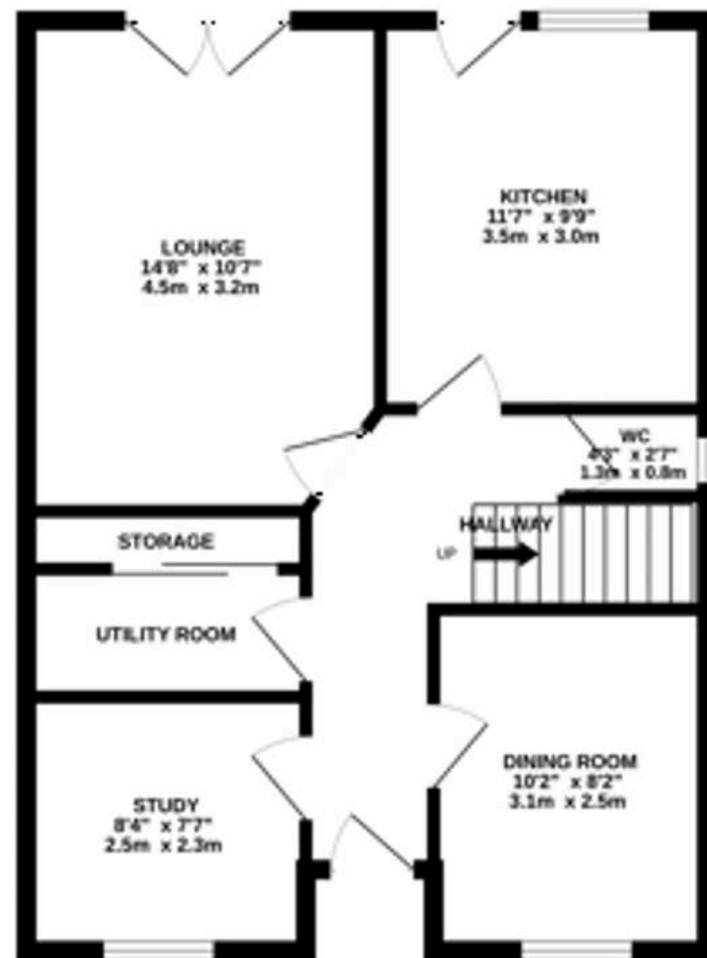
Immediately to the rear of the property, a superb raised composite deck has been thoughtfully designed to maximise outdoor living. contemporary glazed glass creates a stylish architectural feature while offering shelter and privacy without compromising the open outlook across the gardens. This impressive space comfortably accommodates a generous outdoor lounge suite and dedicated hot tub area, making it the perfect place to relax, entertain guests or enjoy al fresco dining throughout the year.

Occupying one of the most desirable plots within the sought after Willow Grove development, this exceptional home enjoys a peaceful setting with generous private gardens and excellent outdoor space. Ideally positioned close to the Golf Club, scenic woodland walks and a wide range of local amenities, the property perfectly combines luxury family living with the convenience of a highly regarded residential location.

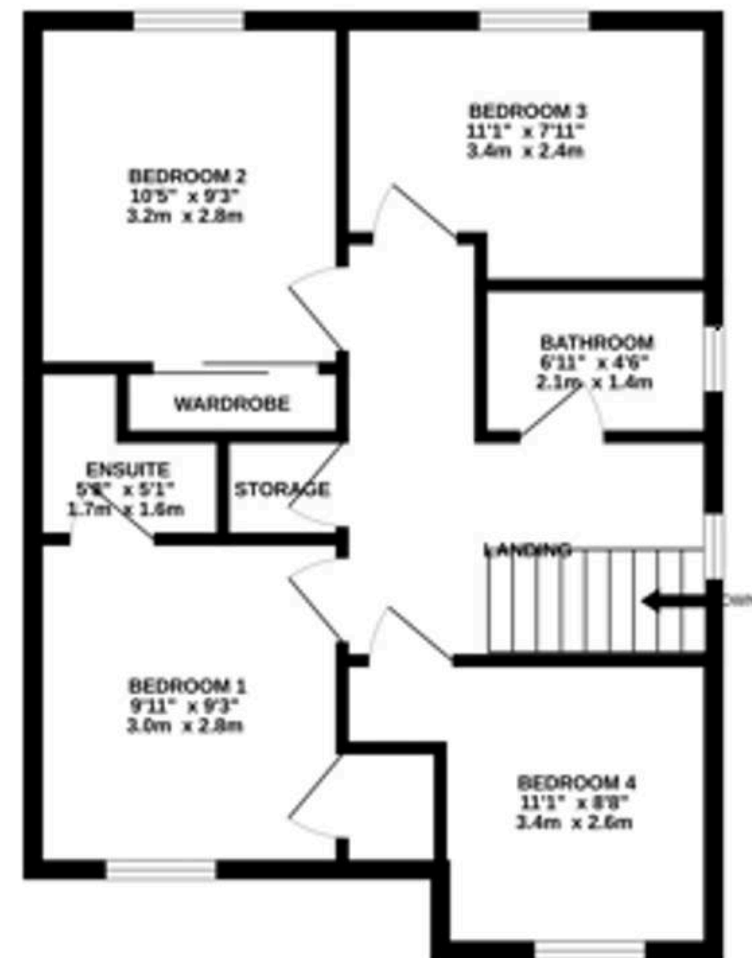




GROUND FLOOR



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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