



- Beautifully Presented Detached Villa
- 3 Double Bedrooms with Fitted Wardrobes - 1 En Suite Shower Room
- Lounge & Separate Family Room/Playroom
- Modern Fitted Kitchen
- Driveway for 2 Cars & Landscaped Gardens
- Perfect Family Home

Alba Property View ...

"A move in ready property-Bright, fresh decor, flexible living accommodation and beautiful landscaped gardens - This property will not disappoint"



Alba Property are delighted to present to the market this outstanding detached three double bedroom, two reception room family home located within the highly desirable Heartlands development of Whitburn. This property has been finished to an incredibly high standard throughout and sits within generous private landscaped gardens. With an attractive exterior and driveway for two cars this home it is not one not to be missed. This luxury family home is impeccably finished with fresh neutral décor, quality flooring and provides spacious accommodation over two levels and an abundance of space for a growing family. Gas central heating and double glazing ensures all year-round comfort.

Accommodation

Entrance Hallway (inc stairs) 7' 8" x 6' 9" (2.34m x 2.06m)

The inviting entrance hallway gives access to the lounge and cloakroom. Carpeted staircase gives access to the upper landing. Handy storage cupboard. Laminate flooring.

Lounge/Diner 17' 7" x 12' 5" (5.36m x 3.78m)

Elegantly proportioned lounge/diner decorated in neutral tones with ample space for a dining table and chairs. French doors lead onto the landscaped gardens. Access to the family room/playroom and the kitchen. Further storage cupboard. Laminate flooring.

Playroom 15' 9" x 7' 8" (4.80m x 2.34m)

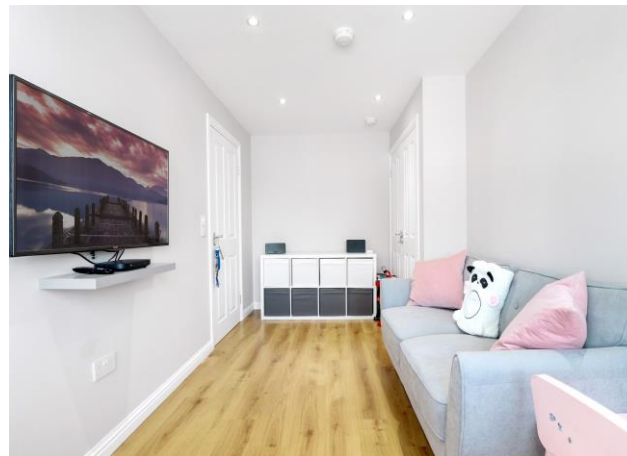
A wonderful playroom with window shutters which make a real statement. A very versatile room which would also work perfectly as a work from home office or family room. Laminate flooring. Ceiling spotlights.

Kitchen 11' 7" x 8' 3" (3.53m x 2.51m)

Stylish fitted kitchen with a wide range of modern white base and wall mounted units and the added luxury of integrated appliances. Breakfast bar is ideal for casual dining. Door gives access to the rear garden. Co-ordinating white tiling to floors finish the look perfectly.

Cloakroom (at widest) 7' 0" x 5' 5" (2.13m x 1.65m)

Handy downstairs cloakroom with white w.c and sink. Window to front. Tiled floor.





Upper Landing 9' 8" x 6' 2" (2.94m x 1.88m)

The upper landing gives access to the three bedrooms and the family bathroom. Another generous storage cupboard. Hatch gives access to the loft space. Window allows natural light. Fitted carpet.

Bedroom 1 11' 9" x 11' 3" (3.58m x 3.43m)

The striking master bedroom is a great space to retire to in the evening after a long day. Fitted wardrobes to one wall and access to the en suite shower room. Ample space for free-standing bedroom furniture. Fitted carpet.

En Suite 6' 10" x 4' 8" (2.08m x 1.42m)

En suite shower room comprising of white w.c, sink and shower cubicle and splash back tiling to walls. Tiled floor. Window to side.

Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m)

A great proportioned bedroom with window to rear. Fitted wardrobes. Fitted carpet.

Bedroom 3 9' 8" x 8' 3" (2.94m x 2.51m)

Third double bedroom supplemented with built-in wardrobes. Ample space for free-standing bedroom furniture. Window to front. Fitted carpet.

Family Bathroom 9' 2" x 6' 5" (2.79m x 1.95m)

Completing the accommodation is the family bathroom. Comprising of white w.c, wash hand basin and bath. Appealing beige splash back tiling to walls and co-ordinating tiled floor. Window to front. Ceiling spotlights.

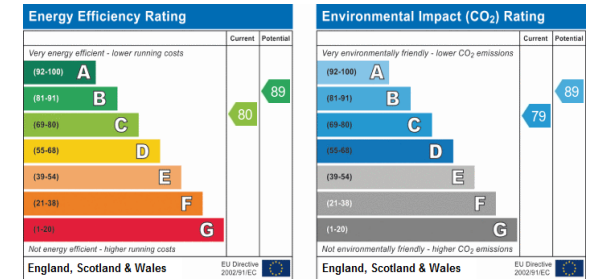
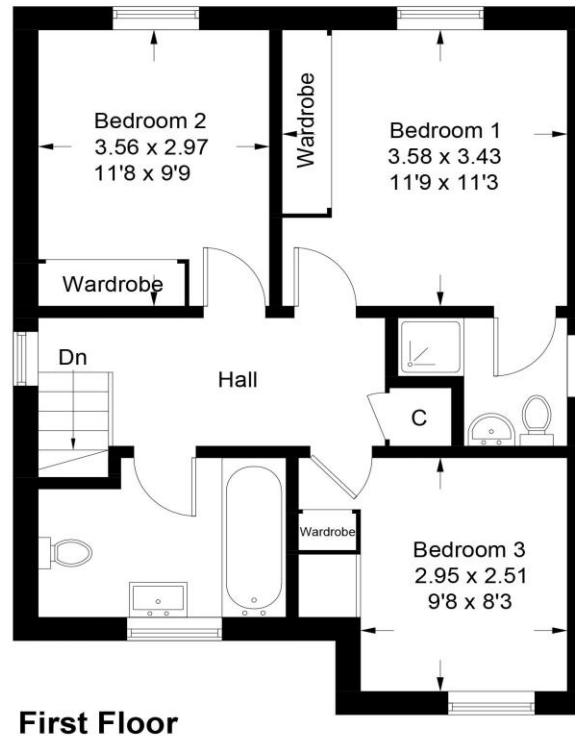
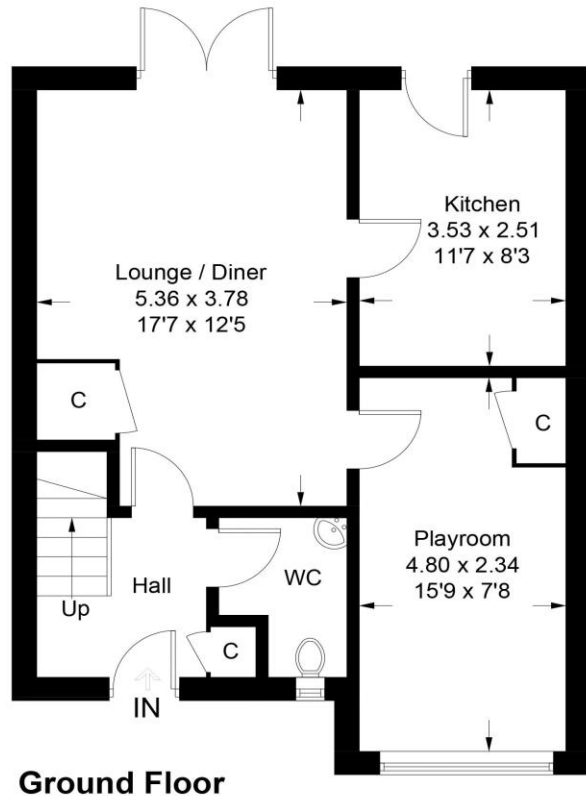
Externally

The fully enclosed landscaped rear garden is the ideal spot to enjoy the summer months. The beautifully presented garden has artificial grass, grey slate pathway to side and pebble borders for easy maintenance. The garden shed is included within the sale price. This perfect family home also boasts driveway to front for two cars.



70 Rigghouse View, Whitburn

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft



Extras (Included in Sale)

All floor coverings, blinds, window shutter, light fittings (except lounge), TV brackets, integrated oven, hob, hood, dishwasher, washing machine, fridge/freezer and garden shed.

Area

Whitburn has a good selection of shops and local services, including nurseries, Primary and Secondary schools. Whitburn is well served by bus services and is well placed for accessing the M8 motorway network. Bathgate and Armadale Train Stations are also close by offering regular services to all major cities, making this an ideal location for the commuter.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes: Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



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