



- Modern End Terraced House
- 3 Bedrooms - Master with En Suite Shower Room
- Bright & Airy Lounge
- Stylish Fitted Kitchen/Diner
- Family Bathroom & Cloakroom
- Monoblock Driveway - EV Charging Point & Gardens

Alba Property View ...

"A stylish, move-in ready family home in a sought-after location. With 3 bedrooms, 3 bathrooms and mono block driveway early viewing is advised".

**50 Mcgregor Crescent, Whitburn, EH47
0AH**

Fixed Price £205,000



Introducing a delightful three-bedroom house in the sought-after Heartlands development in Whitburn, West Lothian- perfect for first-time buyers and growing families alike! This property boasts an attractive red brick facade, mono block driveway with parking for two cars, and even an electrical vehicle charging point, making it an ideal choice for modern living. Step inside to find fresh neutral décor throughout, creating a welcoming and move-in ready atmosphere.

The entrance hallway leads to a spacious lounge and cloakroom and a carpeted staircase leads to the upper landing. With its generous proportions, white walls, and carpeted flooring, the lounge provides an ideal space for relaxing and entertaining, the lounge flows perfectly to the contemporary kitchen/diner.

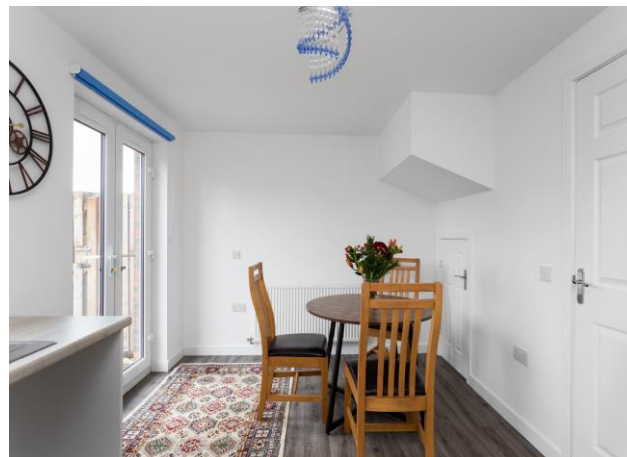
The well-appointed kitchen features white base and wall units, an integrated oven, hob, and hood, and space for a free-standing washing machine and fridge/freezer. French doors open to the garden, offering a delightful al fresco dining area. A handy store cupboard and space for a table and chairs complete this inviting room.



A cloakroom with a window to the front, w.c, and sink is conveniently located on the ground floor. Upstairs, you'll find three carpeted bedrooms and a family bathroom. The master bedroom is a double in size and enjoys space for free-standing bedroom furniture, the master bedroom also benefits from a stylish en suite shower room, while the other two bedrooms are also generously sized and well-presented just ready to move in and start living.

The family bathroom features a white three-piece suite, including a w.c, wash hand basin, and bath with splashback tiling to walls and a complementing vinyl floor. The rear garden is fully enclosed in timber fencing and paved, providing a low-maintenance outdoor space and haven for enjoying the summer months.

With gas heating, solar panels, and double glazing, this lovely house is energy-efficient and well-equipped for the modern family. Early viewing is advised.





Sizes

Lounge 15' 5" x 11' 9" (4.70m x 3.58m)

Kitchen/Diner 15' 5" x 9' 7" (4.70m x 2.92m)

Cloakroom 6' 6" x 3' 7" (1.98m x 1.09m)

Bedroom 1 11' 9" x 10' 6" (3.58m x 3.20m)

En Suite 7' 10" x 5' 3" (2.39m x 1.60m)

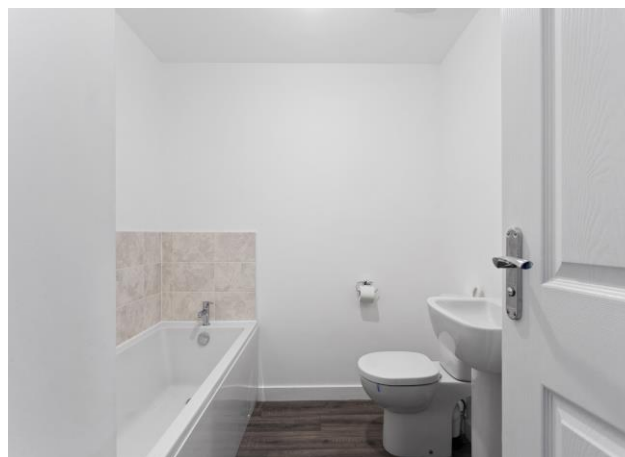
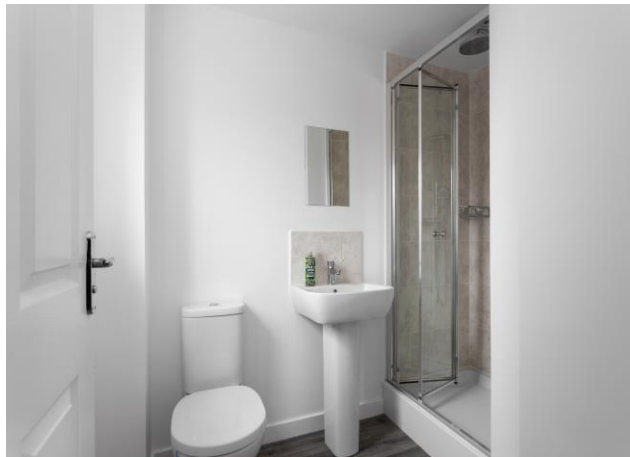
Bedroom 2 11' 2" x 7' 10" (3.40m x 2.39m)

Bedroom 3 7' 6" x 7' 3" (2.28m x 2.21m)

Family Bathroom 7' 10" x 5' 3" (2.39m x 1.60m)

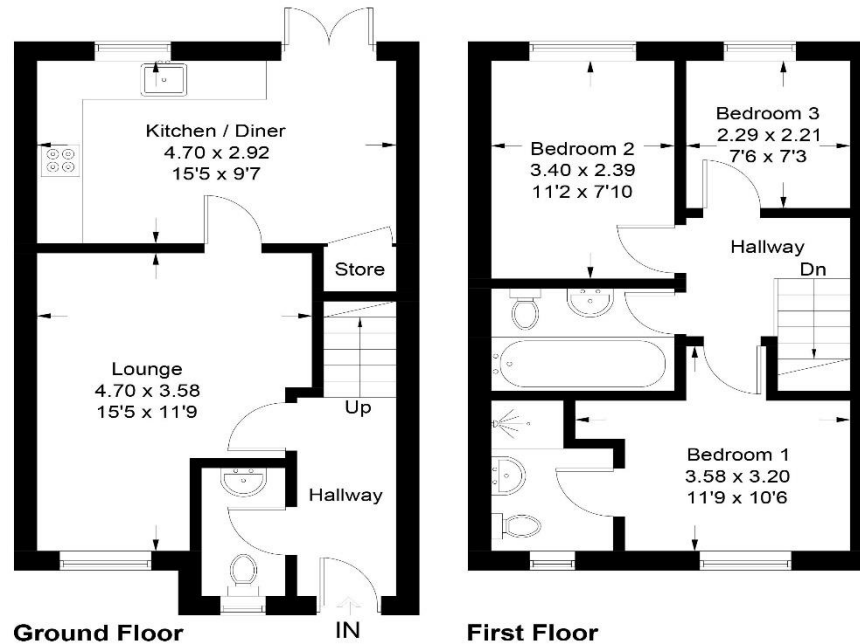
Location

The popular Heartlands development is located within the town of Whitburn, West Lothian. Perfect for young couples and growing families, this location offers you the balance of quiet village life with the convenience of both Edinburgh and Glasgow within easy reach. 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 thanks to the new motorway interchange with an array of fast-food options and fuel station. Bathgate and Armadale Train Stations are also close by offering regular services to all major cities, making this an ideal location for the commuter. The town of Whitburn has a full range of shops, supermarkets, financial services, doctor's surgery along with bars, restaurants, fast food facilities, gym, nursery and primary schools and also hosts its own Secondary School. It also enjoys Polkemmet Country Park on its doorstep. Livingston, Almondvale Shopping Centre and Designer Outlet is approx. 7 miles away which is within easy access and hosts a full range of high street stores, a multi-screen cinema, 24-hour supermarkets, bars and restaurants.



50 Mcgregor Crescent, Heartlands, Whitburn

Approximate Gross Internal Area = 74.0 sq m / 796 sq ft



Extras (Included in Sale)

All floor coverings, light fittings, blinds, Integrated oven, hob, free-standing washing machine and EV charging point.

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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