

8 EAST CULTS COURT, WHITBURN, WEST LOTHIAN EH47 0SJ



Sneddon Morrison Estate Agents are delighted to offer this very appealing three-bed semi-detached villa to the open market. Situated within the Heartlands development of Whitburn, the property is in excellent decorative order throughout and would make a great home for the discerning buyer. Comprising:

- Entrance Hallway, Lounge, Dining Kitchen, WC, 3 Bedrooms (Master en-suite), Bathroom, Front & Rear Gardens



This well-proportioned semi-detached villa lies in the sought after Heartlands area of Whitburn.

The house flows seamlessly from the minute you enter the hallway with access on the ground floor to the lounge, dining kitchen, WC and the carpeted staircase to the upper level where we access the three bedrooms and family bathroom.

The contemporary dining kitchen, set to the rear of the property, has ample base and wall-units with coordinated worktops, quality appliances, laminate flooring and decorative lighting. From the kitchen, we gain access to the enclosed garden via French doors.

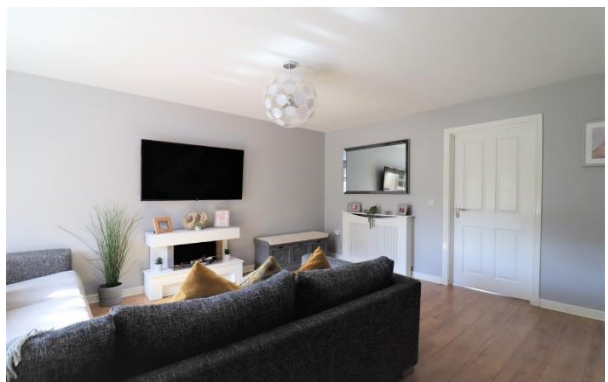
On the upper level, there are three good-sized bedrooms with either carpet or laminate to the floor. The master bedroom benefits from a fitted wardrobe, providing adequate hanging and shelving space.

The property has three contemporary bathrooms, all of which have fitted white suites. The family bathroom has a bath with a mixer tap whilst the en-suite benefits from a tiled shower cubicle with mains shower.

The rear garden is fully enclosed and is a lovely spot to relax, entertain and enjoy the sunshine. The front garden is of partial open aspect with a shared mono block driveway providing off-street parking for approximately two cars.

The property is fully double-glazed and has gas central heating.

Set in a sought after modern estate and in



excellent condition, this is a property that should be viewed to appreciate what is on offer.

EXTRAS

Can be discussed and agreed with the Seller.

The town of Whitburn is situated between Glasgow and Edinburgh (some 25 miles each way) and is close to the M8 motorway network, making this an ideal commuter base for both cities. Within the town itself, there are a good selection of local shopping and banking facilities and two primary schools and a secondary school of good repute. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, cafe, and play area. The nearby town of Livingston offers a wider variety of shopping with the Livingston Centre and Designer Outlets.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

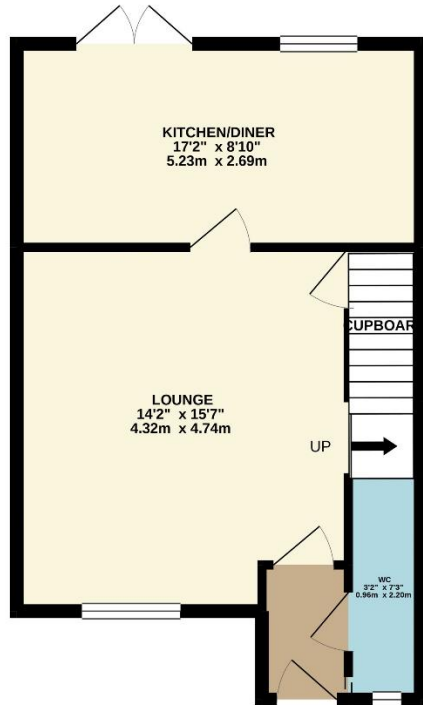
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

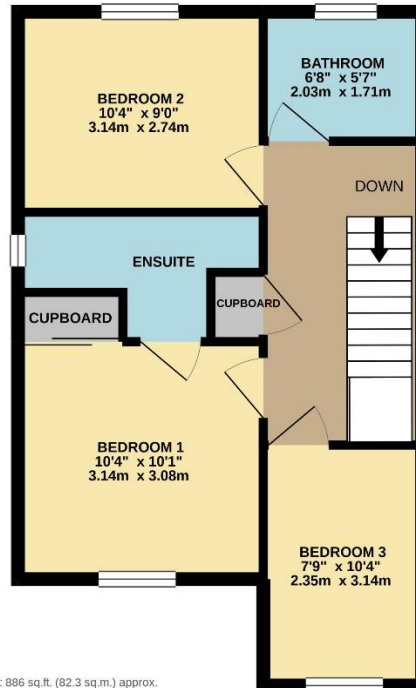
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

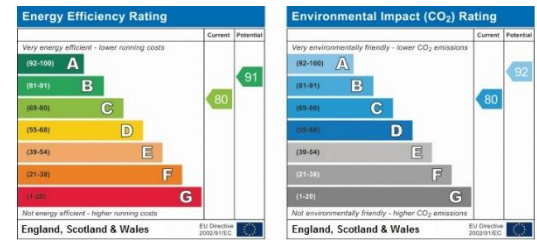


1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.

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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Address:
8 East Culls Court, Whitburn, West Lothian, EH47 0SJ



All Enquiries to:

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Email: property@sneddonmorrison.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106