



**1 McGregor Crescent, Bathgate, EH47 0AH**  
**Offers Over £242,000**

**KnightBain**  
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\*\*\*UNEXPECTEDLY BACK ON THE MARKET\*\*\*

\* VIRTUAL TOUR AND ACCOMPANIED VIEWINGS AVAILABLE \*

Offered to the market in true walk-in condition, this spacious family home has had one careful owner.

Enjoying a peaceful setting, set back from the road the property is conveniently located a short drive away from the M8 motorway junction, ideal for those commuting to Glasgow or Edinburgh.

Early viewing is strongly recommended.

Accommodation comprises; Entrance Hall, Lounge, Kitchen, Utility Room, WC, Four Bedrooms, One with En-Suite And Family Bathroom.

### Description

Internally the property is presented in excellent order throughout. Accommodation comprises, welcoming entrance, a well proportioned Lounge with large picture window which encompasses the room in glorious south-facing light. To the rear lies the spacious Dining Kitchen which boasts a pristine modern White Fitted Kitchen with a host of integrated appliances, including a gas hob, electric oven, fridge freezer and dishwasher. The fully enclosed Rear Garden can be accessed via Patio Doors. A useful Utility Room also provides access to the Rear Garden and has an integrated washing machine and a tumble dryer. The WC with two piece suite completes the ground floor accommodation.

On the upper level lies the Master Bedroom with fitted wardrobe and En- Suite , Three further Bedrooms and a contemporary Bathroom featuring a three piece suite and useful storage cupboard,

### External

Externally the property boasts a large fully enclosed rear garden, mostly laid to lawn. Parking for several cars can be found at the front of the property with additional visitor parking spaces.

### Lounge

10'7 x 16'5 (3.23m x 5.00m)

### Kitchen

16'9 x 10'7 (5.11m x 3.23m)

### Utility

6'8 x 6'4 (2.03m x 1.93m)

### WC

6'2 x 4 (1.88m x 1.22m)

### Bedroom One

12'1 x 13'1 (3.68m x 3.99m)

### Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)

### Bedroom Three

10'7 x 8'2 (3.23m x 2.49m)

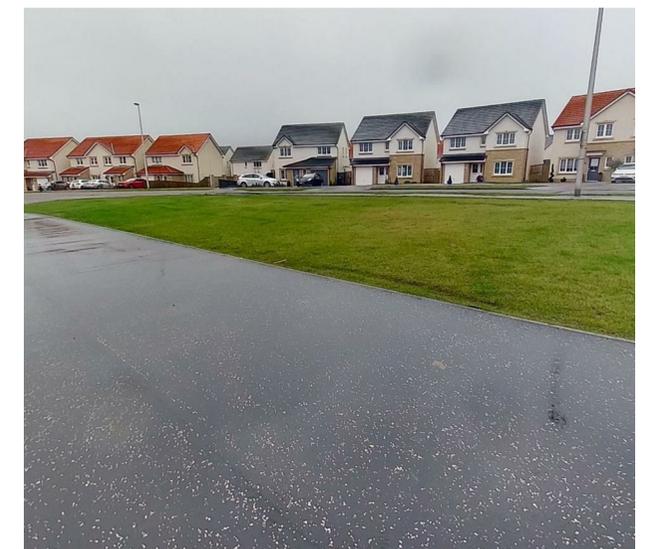
### Bedroom Four

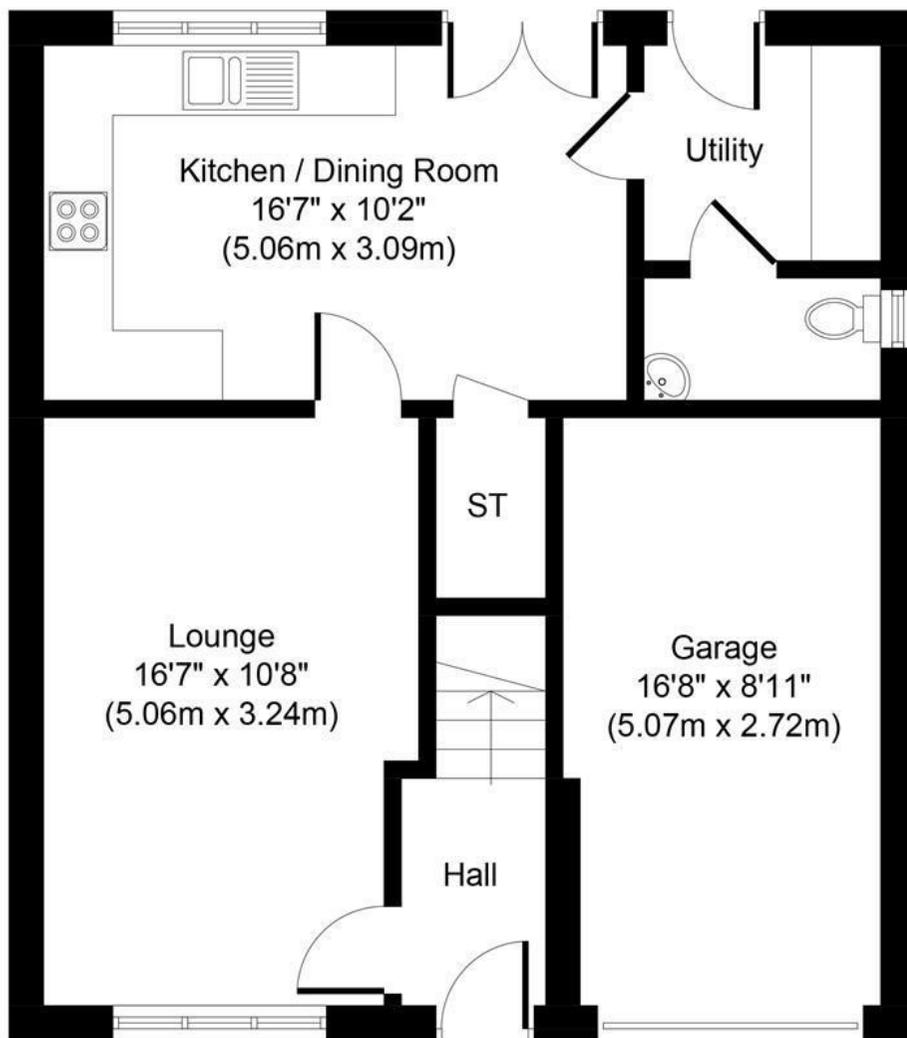
10'6 x 8'7 (3.20m x 2.62m)

### Location

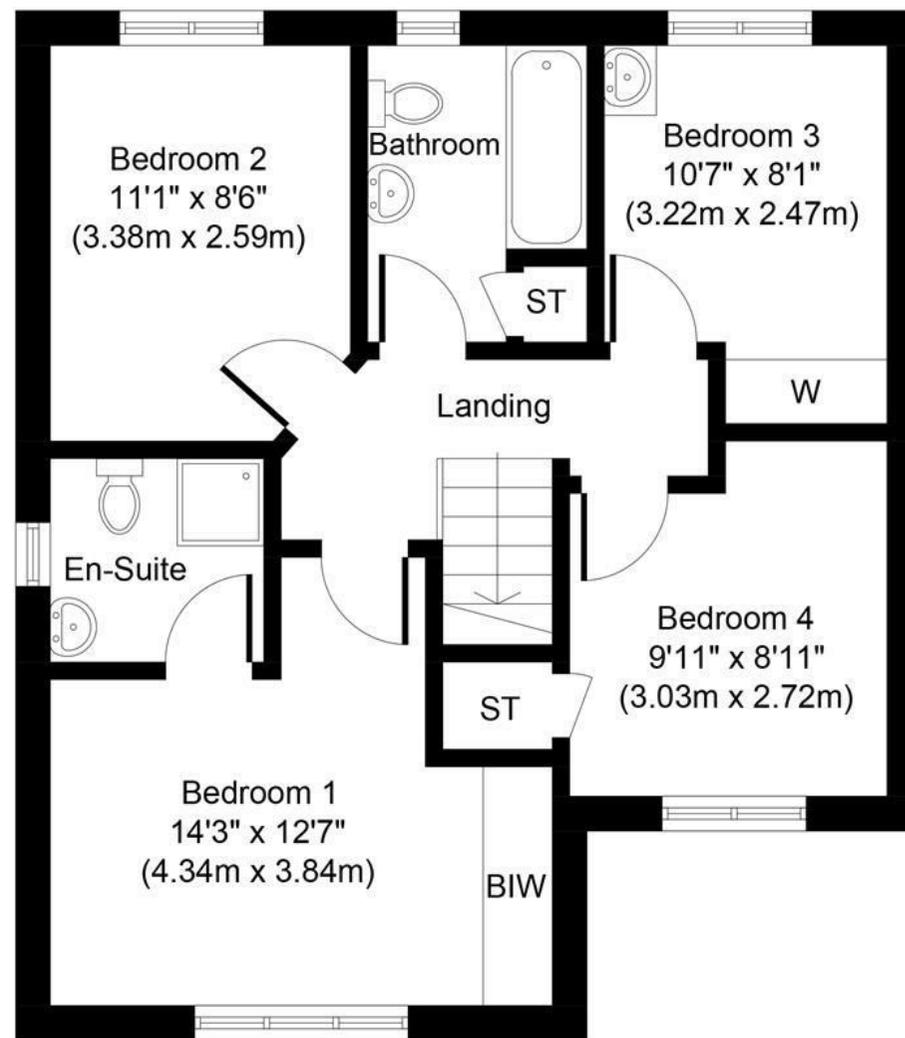
The Heartlands Development lies on the westerly fringes of the town of Whitburn and is ideally located for those wishing to travel to both Edinburgh and Glasgow. New amenities at the Heartlands Services include a Petrol Station, Starbucks, McDonald's, KFC and Gregg's with more to follow. The local secondary school is Whitburn Academy (non-denominational) and the town's primary schools include Whitdale, Polkemmet, Croftmalloch, St Joseph's and Burnhouse.

Whitburn town centre boasts a selection of amenities including a range of shops, sports centre, swimming pool, library and health centre. For those who enjoy the outdoors, Polkemmet Country Park is located a short drive away from the Development and offers woodland walks, a golf course , Cafe and Play Area.





**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**644 Sq. ft.**  
**(59.8 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**588 Sq. ft.**  
**(54.6 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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*These particulars, whilst carefully prepared, are not warranted.*

*Prospective purchasers should make their own enquiries to confirm the details of this property.*

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