

14 East Cults Court, Whitburn

Offers Over £265,000



## 14 East Cults Court

Welcome to the 'Rosedale', built by Bellway Homes, located within the popular development of the Heartlands, Whitburn. This well-presented property offers modern comforts and spacious living areas, ideal for a growing family.

As you enter, you are greeted by a generous lounge and dining area, perfect for family gatherings and entertaining guests.

The well-appointed kitchen offers ample counter space and storage, making meal preparation a delight. Adjacent to the kitchen is a handy pantry for additional storage.

Convenience is further enhanced by a downstairs WC and a practical entryway.

The property also features an integral garage, providing secure parking and additional storage options.

Upstairs, you will find three comfortable bedrooms. The principle bedroom is spacious and bright, offering a peaceful retreat, and benefits from an ensuite shower room for added privacy and convenience.

The second and third bedrooms are also well-sized, making them perfect for children, guests, or a home office.



The family bathroom is modern and stylish, equipped with quality fixtures.

The property boasts a driveway that can accommodate multiple cars, ensuring ample parking for residents and visitors alike. The good-sized garden is perfect for outdoor activities, gardening, or simply enjoying the sunshine.

This delightful home in the Heartlands, Whitburn, offers a perfect blend of comfort, style, and convenience. With its modern features and excellent location, it is sure to appeal to families seeking a welcoming and practical living space.

Council Tax band: D

Tenure: Freehold

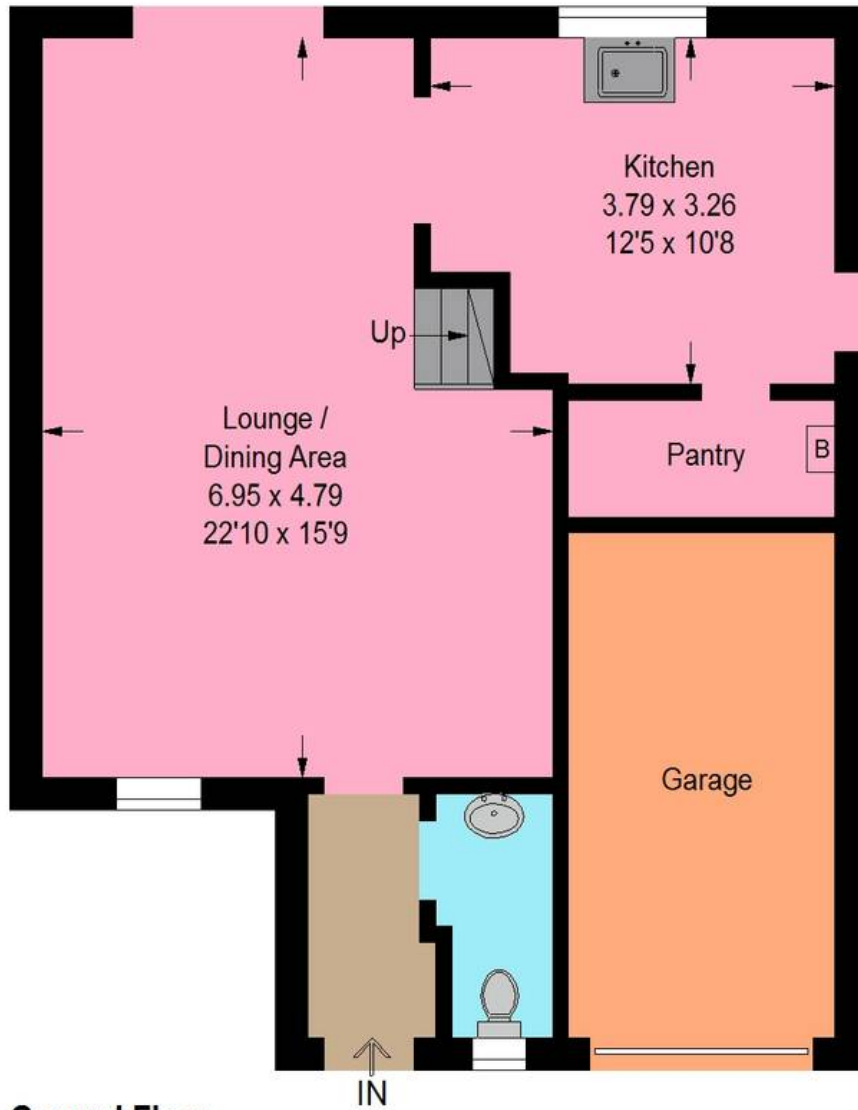
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

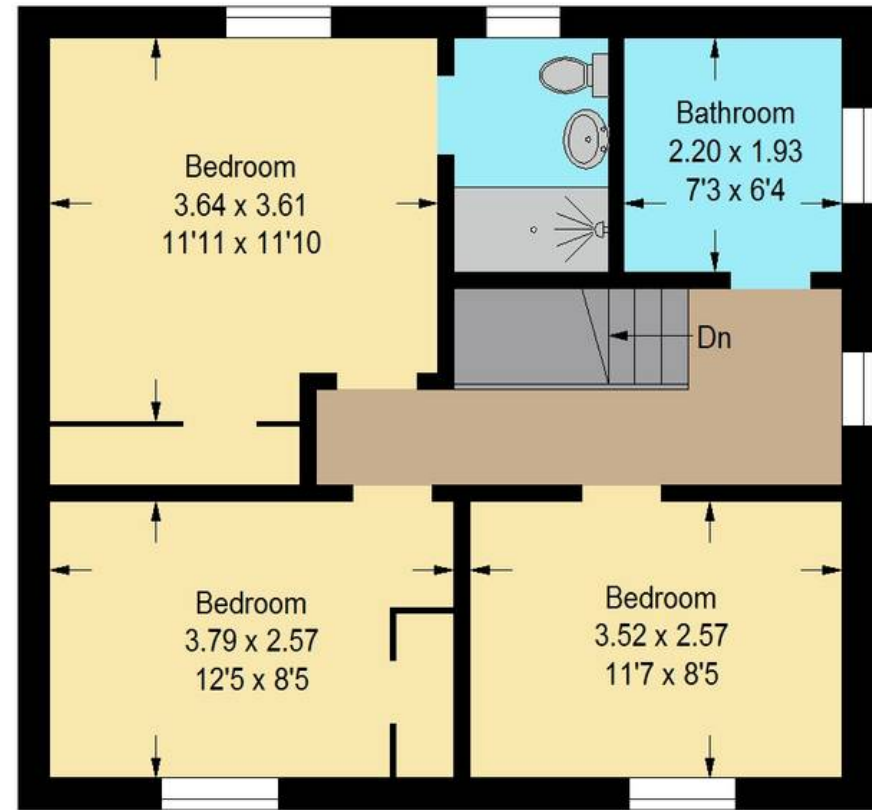




Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft  
Garage = 12.1 sq m / 130 sq ft  
Total = 114.8 sq m / 1235 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1109599 / Ref:88816)



## Bridges Properties

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