



6 McGregor Crescent, Whitburn

Offers Over £200,000



## 6 McGregor Crescent

### Whitburn

Welcome to McGregor Crescent, a beautifully presented three bedroom end terrace home built by Persimmon, offering modern interiors, a landscaped garden, and excellent local amenities right on your doorstep.

As you step inside, you are greeted by a bright and welcoming hallway that sets the tone for the rest of the home. To the left, the spacious lounge offers a comfortable setting for family living, with a large window drawing in natural light. This room can easily accommodate two sofas and features a well-positioned media wall, making it the perfect space to relax and unwind.

To the rear, the modern kitchen has been finished to a high standard with sleek grey gloss cabinetry, integrated oven, four-point gas hob, and space for both a dishwasher and washing machine. A large rear-facing window floods the room with light, while the layout provides ample worktop and cupboard storage. From here, access flows directly out to the fully landscaped rear garden, which enjoys an east-facing orientation that captures the morning sun and remains a warm sun trap throughout the day. With decking and plenty of space for outdoor furniture, it is ideal for barbecues, family gatherings, and summer evenings.

The ground floor is completed by a convenient WC with modern grey flooring, basin, and toilet.



Upstairs, the principal bedroom is a generous retreat, fully carpeted and able to accommodate a king-size bed with additional furnishings such as bedside cabinets and wardrobes. It also benefits from a contemporary en suite, finished with full tiling, chrome fittings, and a walk-in shower. Bedroom two comfortably fits a double bed along with bedside cabinets, a chest of drawers, or even a desk, making it an excellent option as a guest bedroom or secondary double. Bedroom three, currently arranged as a home office and dressing room, is versatile enough to serve as a nursery, study, or single bedroom depending on your needs. The upstairs also hosts the family bathroom, a stylish three-piece suite with a bathtub and overhead shower, providing both practicality and comfort for everyday living.

Externally, the home features a landscaped, low-maintenance front garden and a private two-car driveway, providing ample parking.

Location wise, McGregor Crescent is ideally positioned within a quiet, family-friendly neighbourhood in Whitburn. The property is close to a variety of amenities, including the newly opened Home Bargains, the soon to open Tesco Superstore, and everyday conveniences such as McDonald's, Starbucks, and KFC. The town also offers Aldi, Lidl, and a bustling High Street filled with local restaurants and shops. Families will benefit from proximity to Whitburn Academy and local primary schools, while outdoor enthusiasts can enjoy the scenic trails at Polkemmet Country Park. Commuters are well served by excellent travel links, with swift access to the M8 connecting you to both Glasgow and Edinburgh.

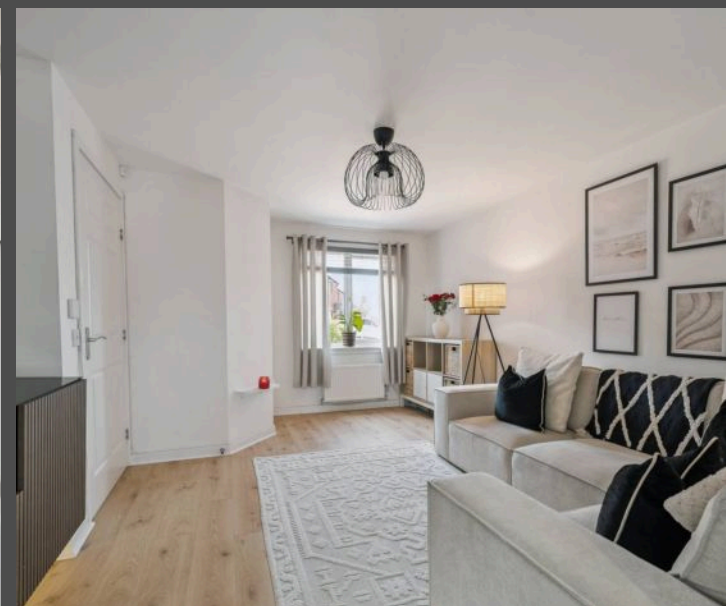
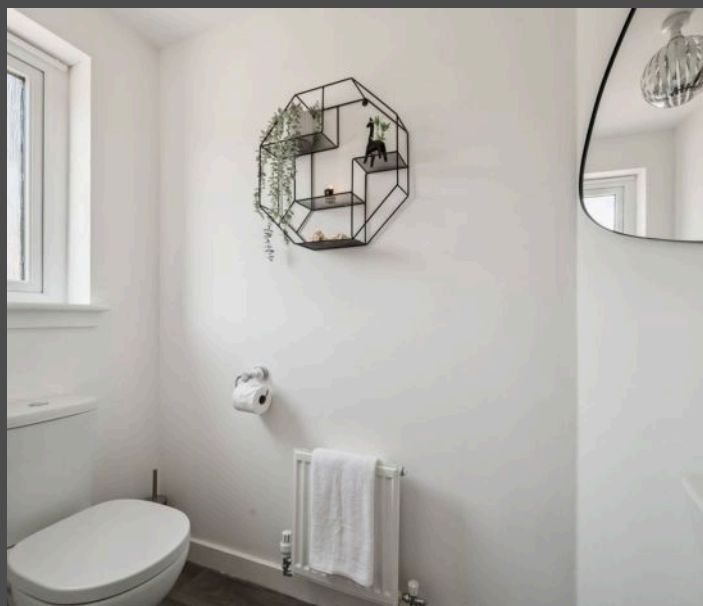
Modern, low-maintenance, and move in ready, this home is a fantastic opportunity for first-time buyers, families, or professionals seeking a well-connected base in the heart of Whitburn.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





- Two Car Driveway
- Landscaped Rear Garden
- Principle Bedroom & Ensuite
- Excellent Travel Links to Edinburgh and Glasgow via M8
- Close to Polkemmet Country Park



REAR GARDEN

DRIVEWAY

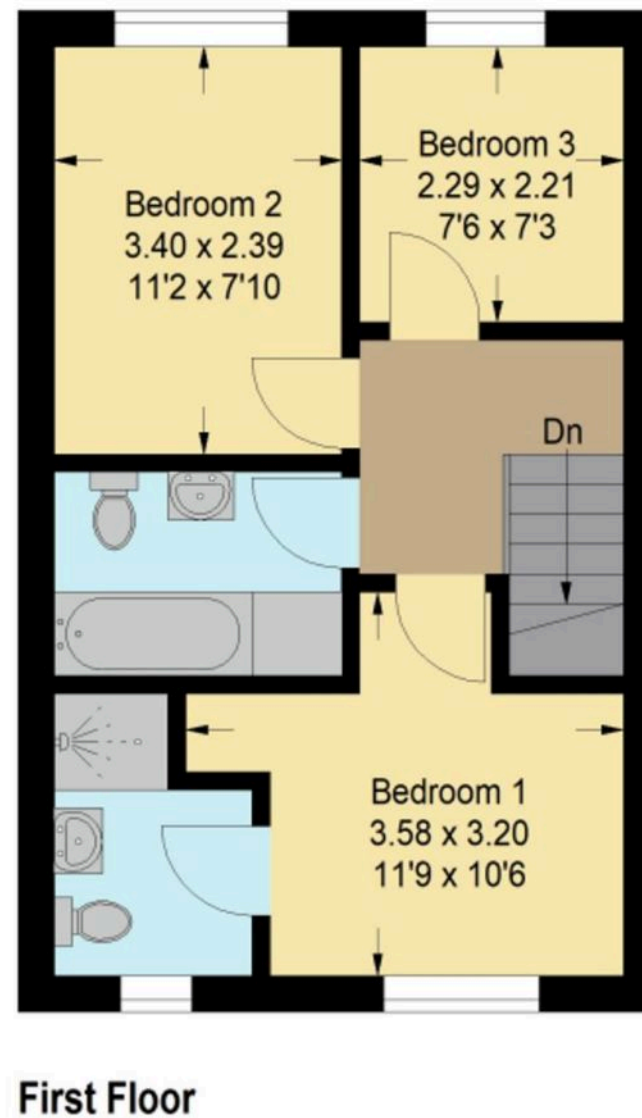
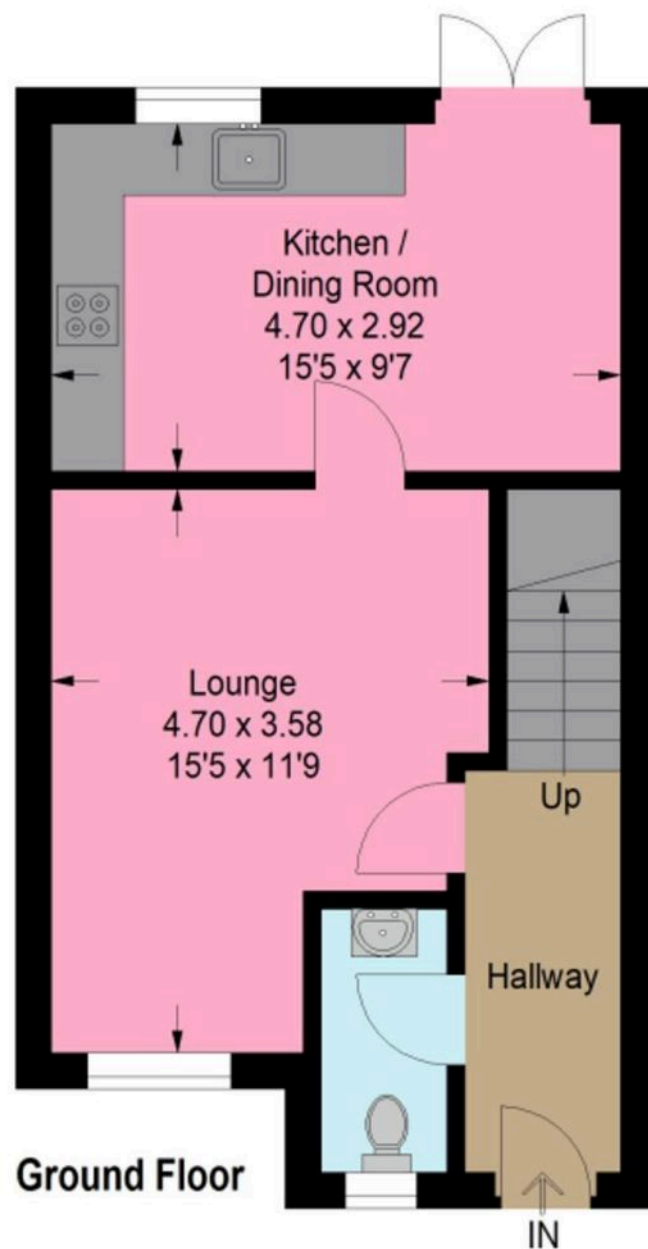
2 Parking Spaces







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







## Bridges Properties

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