



27 Gardner Crescent, Whitburn

Offers Over £160,000



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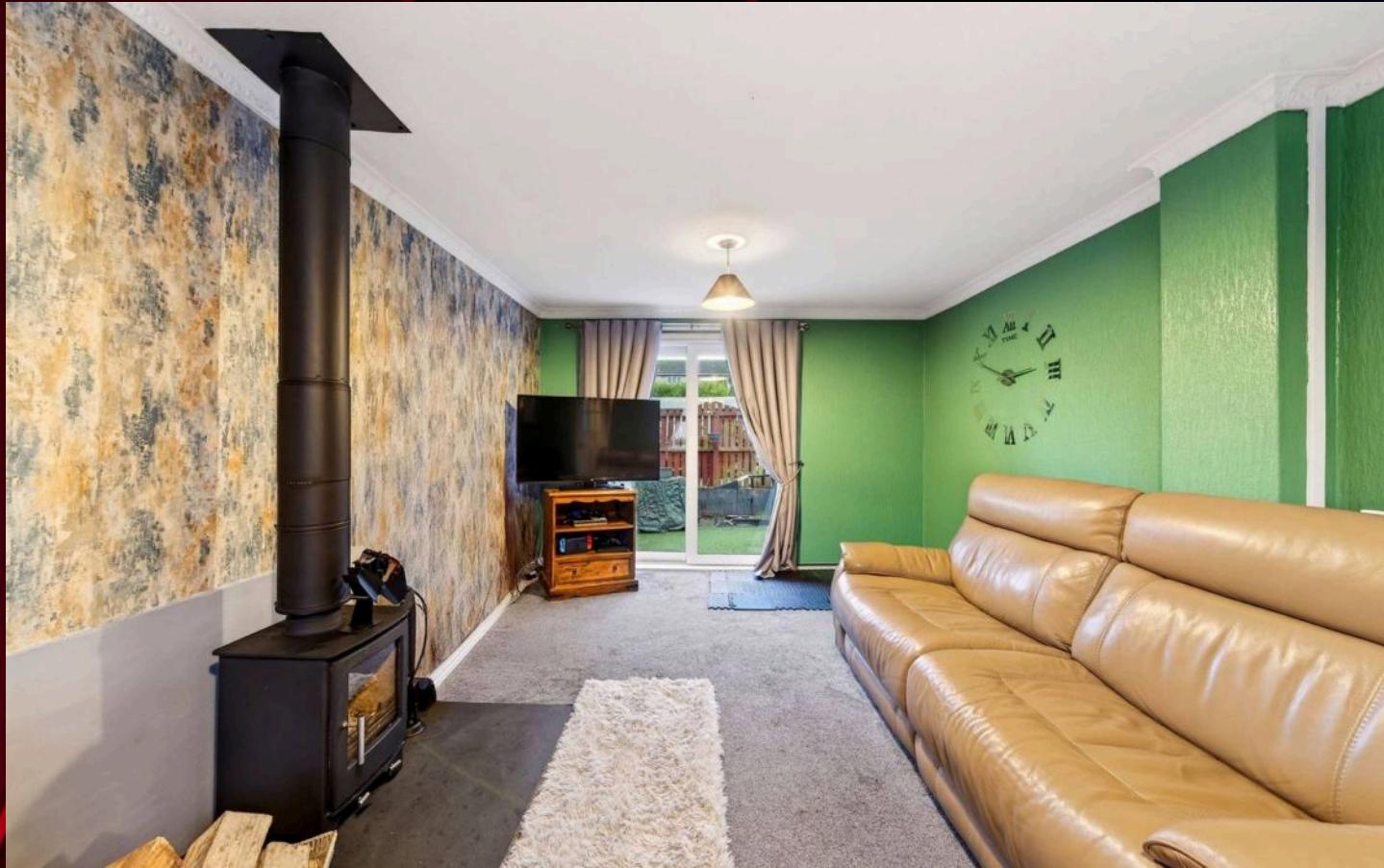
Whitburn, Bathgate

Large Plot Three Bedroom End Terrace Property Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious End Terrace property, ideally located in the popular town of Whitburn
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hall

8' 0" x 6' 7" (2.45m x 2.01m)

A welcoming entrance hall featuring a PVC door, carpeted flooring, a radiator, and central ceiling light. The space benefits from a very large, walk-in storage cupboard—ideal for coats, jackets, and shoes. Providing access to the lounge, kitchen/diner, and upper level, this spacious and practical hallway sets the tone for the rest of the home.

Lounge

18' 2" x 11' 2" (5.54m x 3.40m)

A lovely, spacious lounge featuring a large front-facing window and a patio door to the rear, filling the room with natural light. The space is complemented by a radiator, soft carpeted flooring, and two central ceiling lights. The main feature of this beautifully presented room is a charming wood-burning stove, perfect for creating a cozy atmosphere on winter nights. Fresh décor enhances the bright, welcoming feel, making this a perfect space for relaxing or entertaining.

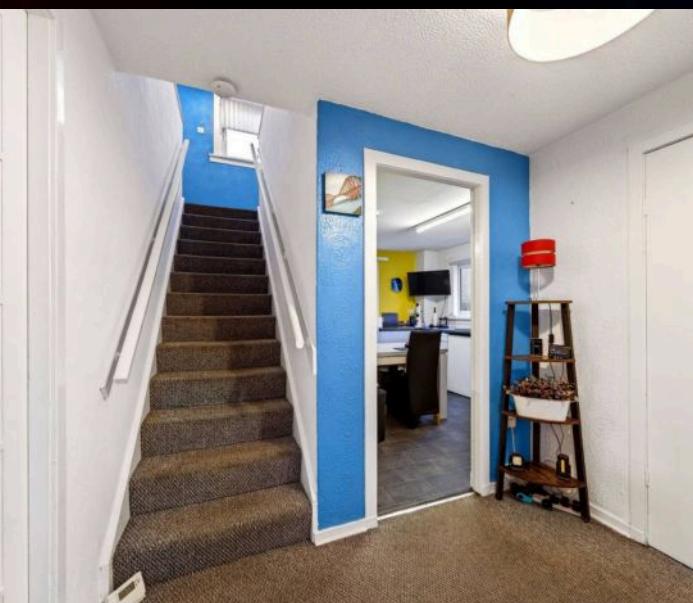
Kitchen/Diner

13' 0" x 10' 3" (3.97m x 3.12m)

A spacious and well-equipped kitchen diner, featuring a rear-facing window and a PVC door leading directly to the garden, filling the space with natural light. The room is fitted with a radiator and easy-care vinyl flooring, along with excellent under-stairs storage cupboards. There is ample space for a fridge freezer, dishwasher, and washing machine. The kitchen boasts an induction hob, electric oven, stylish splashback wall tiles, and generous worktop surfaces, all complemented by practical strip lighting. A versatile and contemporary space, perfect for cooking, dining, and everyday living.

Stairs & Landing

The carpeted staircase leads to a bright landing with a central light fitting, providing access to all three bedrooms and the bathroom. A window on the landing allows natural light to fill the space, creating a welcoming atmosphere. An added advantage is convenient access to the attic via a Ramsay ladder, offering extra storage.





Bedroom One

11' 5" x 10' 4" (3.49m x 3.14m)

A generously sized bedroom featuring a front-facing window that fills the room with natural light. The space is enhanced by soft carpeted flooring, a radiator, and a central ceiling light. Fresh décor creates a bright and welcoming atmosphere, with plenty of room for free-standing furniture, making it a versatile and comfortable space.

Bedroom Two

14' 5" x 8' 7" (4.39m x 2.61m)

A well-proportioned second bedroom featuring a front-facing window that lets in plenty of natural light. The room includes carpeted flooring, a radiator, and a central ceiling light. A handy storage cupboard adds practicality, while the generous space allows for a variety of free-standing furniture, making this a comfortable and versatile bedroom.

Bedroom Three

9' 4" x 8' 0" (2.85m x 2.45m)

This versatile third single bedroom can easily be used as a home office or study. It features a rear-facing window that brings in natural light, carpeted flooring, a radiator, and a central ceiling light. A practical and adaptable space, perfect for working from home or as an additional bedroom.

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

A modern bathroom featuring a side window that fills the space with natural light. Finished with easy-care vinyl flooring and a central ceiling light, it includes a stylish sink, a modern WC, and a bath with an over-bath mains shower, complete with a large rain head, waterfall taps, and a convenient second hand shower set. The main highlight of this contemporary bathroom is a built-in TV, adding a touch of luxury and making it a truly relaxing space.





REAR GARDEN

A good-sized rear garden featuring low-maintenance artificial grass and a patio area, perfect for relaxing or entertaining. The garden also benefits from an outdoor tap, external lighting, and a fully paved area. Fully enclosed and secure with fencing and a gate, it offers both privacy and peace of mind, creating a safe and enjoyable outdoor space.

DRIVEWAY

2 Parking Spaces

A good-sized driveway featuring a combination of monoblock and paved surfaces, providing ample parking space. The driveway is secured with gates, offering added privacy and peace of mind.



27 Gardner Crescent, Whitburn, Bathgate, EH47 0PF



Approx. Gross Internal Floor Area 896 sq. ft / 83.32 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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