



13 Kinniburgh Crescent, Whitburn

Offers Over £300,000



## 13 Kinniburgh Crescent, Whitburn

Welcome to Kinniburgh Crescent, a truly exceptional family home set within the highly sought after Heartlands development in Whitburn. Built in the popular Oakmont style by Bellway and lovingly owned from new for the past eight years, this home has been continuously enhanced and beautifully maintained, resulting in a property that feels both refined and effortlessly welcoming from the moment you arrive.

Approaching the home, you're immediately struck by the excellent kerb appeal and the sense of space this plot enjoys. Positioned almost at the end of the road, with just one neighbouring property and no home directly opposite, the setting is wonderfully private with minimal passing traffic. The recently extended driveway provides ample off street parking, while the overall positioning gives the home a calm, tucked away feel that's increasingly rare within modern developments.

Stepping inside, you're welcomed by a bright and practical entrance hallway, setting the tone for the quality and flow found throughout. To the right, the main lounge sits proudly at the front of the property, a beautifully styled, generously proportioned space finished in soft neutral tones that instantly feels warm and inviting. The standout feature here is the striking media wall, complete with a built-in fireplace that creates a real focal point, perfect for cosy evenings in. The room comfortably accommodates a large corner sofa, with plenty of space remaining for side tables and statement décor, making it both functional and visually impressive.

From here, you're drawn through into the heart of the home, the stunning open plan kitchen and dining area. This space has been designed with both everyday family life and entertaining in mind. The kitchen itself is finished with sleek gloss wood effect cabinetry, creating a contemporary yet timeless look. Ample worktop space, integrated appliances and clever storage solutions ensure practicality never compromises on style. There is clear, well defined space for a six-seater dining table, ideal for family meals or hosting guests, while patio doors open directly out to the rear garden, flooding the room with natural light and creating a seamless indoor outdoor connection.

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Heading back through the kitchen, lounge and into the hallway, you'll find the garage conversion, completed to an exceptionally high standard. Currently used as a second lounge/snug, this space feels every bit as polished as the rest of the home. Styled with warm textures, contemporary finishes and rich accent colours, including the standout burnt orange cushions, it's a room that instantly invites you to relax. Whether used as a media room, snug, home office, playroom or even a flexible fifth bedroom, this conversion adds incredible versatility and value.

Ascending the staircase, the plush carpeting continues seamlessly upstairs, reinforcing the sense of cohesion and quality. The upper level hosts four well proportioned double bedrooms, a rare and highly desirable feature.

The principal bedroom, positioned to the front of the property, is a beautifully styled retreat. Soft pink tones are paired with elegant silver mirrored wardrobes, creating a space that feels both luxurious and calming. The room comfortably accommodates a large bed and additional furniture, while the en-suite shower room has been finished with contemporary fittings and tasteful tiling, offering a sleek and private addition to the suite.

Also to the front, bedroom two is another generous double, again styled in pink tones and benefiting from excellent wardrobe space.





To the rear of the property, bedrooms three and four both enjoy views over the garden and continue the theme of spacious, versatile accommodation. One is currently used as a teenager's room and makes an immediate statement with its bold, artistic graffiti-style wall, giving the space a modern, expressive and confident feel while still remaining practical. The other rear bedroom is styled as a guest room, finished in calm, neutral tones that create a relaxing and welcoming environment.

Completing the upper floor is the family bathroom, beautifully finished with contemporary tiling, a full sized bath and modern sanitary ware a space that is both stylish and perfectly suited to family life.

Externally, the rear garden has been thoughtfully landscaped to create a fantastic extension of the living space. A generous decked area provides the perfect spot for outdoor seating and entertaining, while the covered hot-tub structure adds a real lifestyle element, offering year round enjoyment with privacy. Combined with lawned sections and excellent privacy, the garden feels both functional and indulgent, ideal for families, hosting friends or simply unwinding.

The location is equally impressive. Heartlands is a modern, well connected development that continues to grow in popularity. The home is just a short walk from Scotmid, with Aldi and Lidl only a short drive away for everyday convenience. Excellent transport links place you within easy reach of the M8 motorway, making commuting straightforward, while local schooling is well catered for with Polkemmet Primary and Whitburn Academy both close by.

Kinniburgh Crescent is a home that has been carefully upgraded, beautifully styled and genuinely loved, offering space, flexibility and quality in one of Whitburn's most desirable modern settings.



Home Report Value- £310,000

EPC - C

Council Tax Band - E

Square Ft- 1302.43/ 121m2

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Included in Sale - Light fittings ( excluding livingroom), fridge freezer, dishwasher and outside covering over hot tub.

Hot tub & other goods are negotiable.

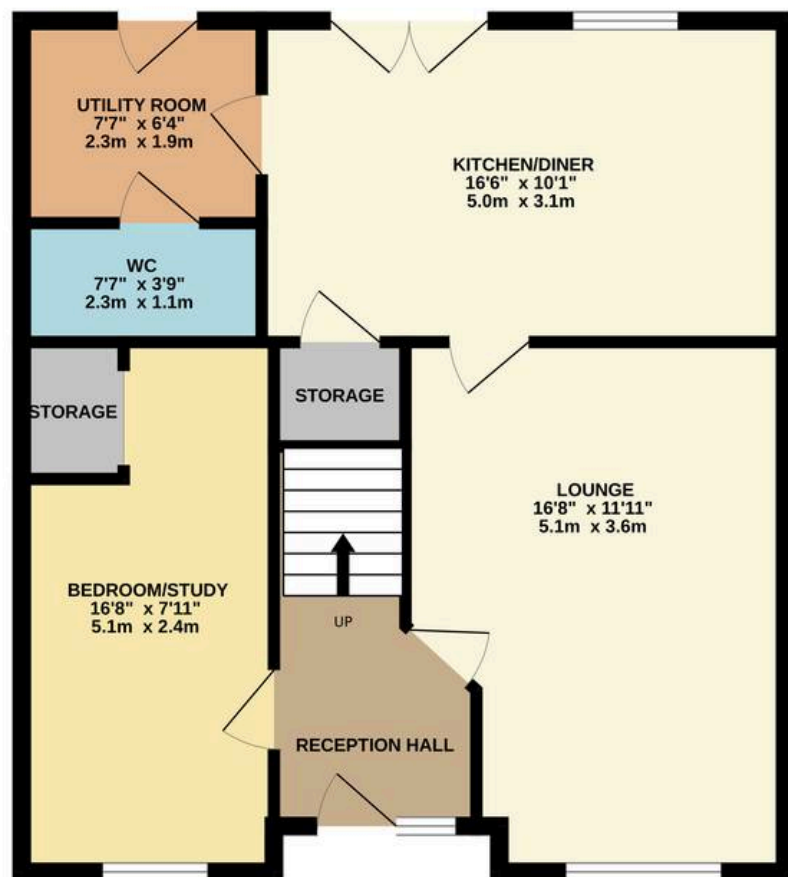
- Immaculate Four Bedroom Detached Bellway “Oakmont” Home
- Professionally Converted Garage Offering Versatile Additional Living Space
- Extended Driveway Providing Generous Off Street Parking
- Beautifully Landscaped Rear Garden With Decked Entertaining Area
- Fantastic Plot With No Directly Opposite Neighbour And Minimal Passing Traffic



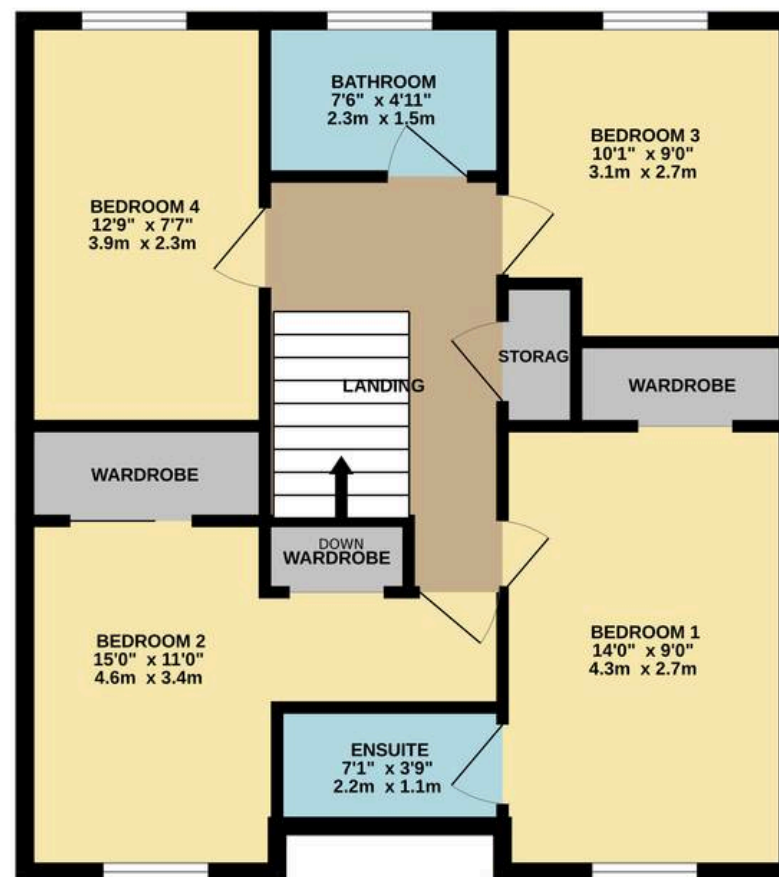




GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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