



Whitburn | McGregor Crescent | Offers Over £295,000

Stunning red-brick family home in Heartlands with versatile living spaces, beautifully designed garden, and modern, move-in-ready style.



This beautiful family home exudes timeless elegance with its stunning red brick facade and stylish, contemporary interior, offering a spacious and move-in-ready environment perfect for modern family living. Nestled within the highly sought-after Heartlands development in Whitburn, this versatile property provides a wealth of space and functionality, making it an ideal family home.

Featuring four well-proportioned bedrooms on the upper floor, while the ground floor offers a welcoming lounge, a separate family room that could also be used as a fifth bedroom. A double monoblock driveway provides private parking for multiple vehicles, ensuring convenience for the whole family.

You are welcomed into the hallway that leads seamlessly into the lounge and family room/bedroom 5. The lounge is light and airy, decorated in chic neutral tones with a pop of fresh colour on one feature wall, creating a warm and inviting atmosphere.



The kitchen/diner is a beautiful blend of style and function. Designed in a timeless style with a combination of base and wall units, complemented by sleek worktops and crisp white metro-style splashback tiles. Integrated appliances including an oven, gas hob, dishwasher, and fridge/freezer ensure a streamlined finish. It's a space perfect for family meals, weekend baking sessions, or hosting friends, with doors opening to the garden and a handy utility room just off the kitchen. A convenient store cupboard keeps belongings neatly tucked away. Doors from the kitchen provide access to the rear garden and a separate utility room, plumbed for a washer and dryer, which also leads to the cloakroom, featuring a white WC, sink, and stylish metro splashback tiles.

A flexible family room on the ground floor offers endless possibilities-whether as a fifth bedroom, a playroom, a home office, or a gym, it adapts effortlessly to your family's needs.



Upstairs, the property continues to impress with four carpeted bedrooms and the family bathroom. The master bedroom is a generous double with fitted wardrobes and access to a newly upgraded en-suite, completed in September 2025, featuring stylish grey tiles and modern finishes. The second bedroom is another sizeable double, adorned with a charming feature wall, while bedrooms three and four are also of excellent proportions, with bedroom three offering fitted storage and both rooms allowing ample space for additional furniture. The family bathroom is modern and elegant, featuring a white three-piece suite with a shower above the bath, contemporary splashback tiles, and a large store cupboard. There is also a hatch to the loft with a ladder and a partially floored space for additional storage.

The rear garden is fully enclosed, making it perfectly child and pet-friendly, and has been thoughtfully designed to combine beauty and functionality. It offers a paved area, ideal for outdoor dining and entertaining, alongside raised beds for gardening enthusiasts. A decked area provides a tranquil spot to relax, while the rest of the garden is laid to lawn, creating a lovely space for children to play or pets to roam safely. This outdoor haven is a wonderful place to enjoy sunny days, whether hosting family gatherings, enjoying a quiet morning coffee, or simply taking in the peaceful surroundings.



Additional features include gas central heating, double glazing, solar panels, external cameras, and a camera doorbell, ensuring comfort and efficiency.

This home combines style, practicality, and versatility, providing an exceptional family living experience in a prime Whitburn location, with indoor and outdoor spaces perfectly suited to modern family life.

Extras: Floor coverings, blinds, light fittings (except lounge), integrated oven, hob, fridge/freezer, dishwasher, outdoor cameras and doorbell camera.

Location: Heartlands is a modern, family-friendly development on the edge of Whitburn, perfectly combining contemporary living with excellent connectivity. With direct access to the M8, both Edinburgh and Glasgow are just 30-40 minutes away, while nearby Armadale and Bathgate stations and local bus routes make commuting simple.



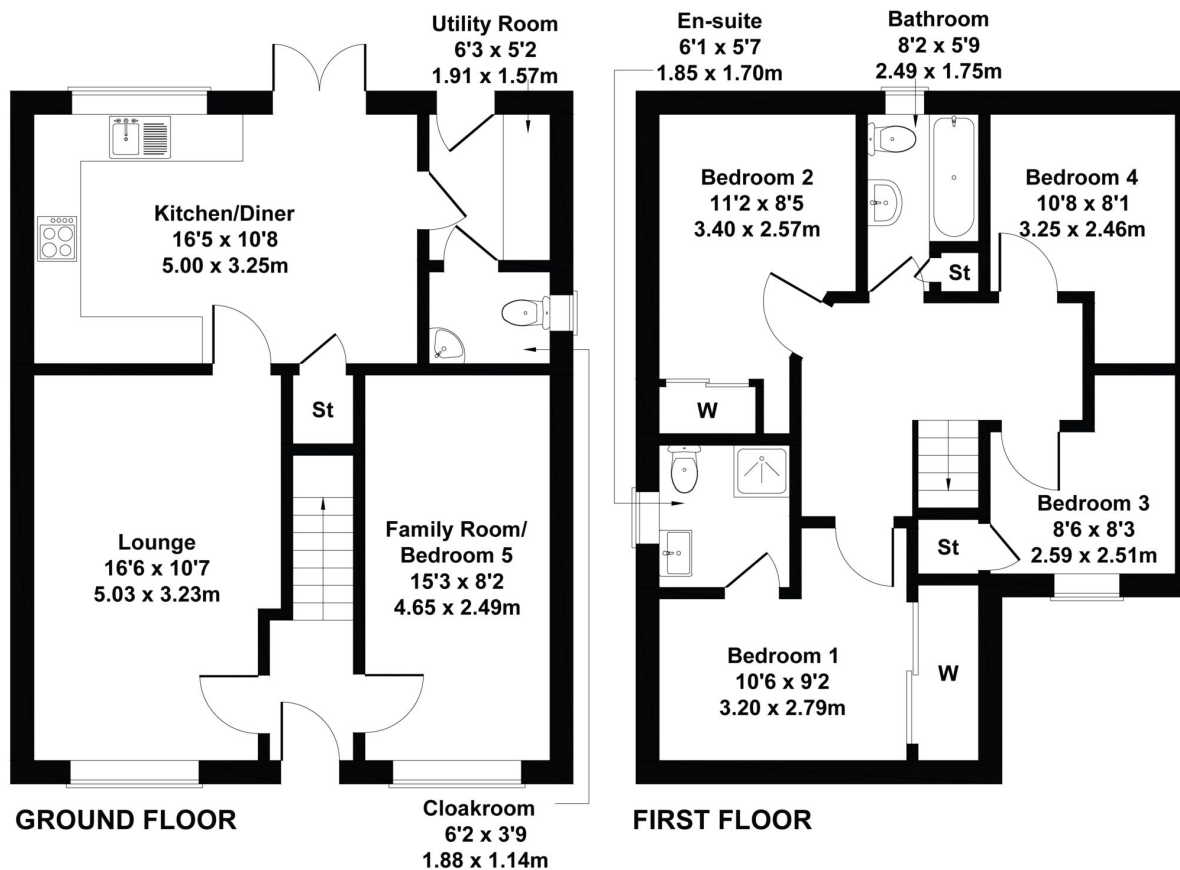
Whitburn itself offers everything a family could need, from supermarkets, shops, cafes, pubs, and restaurants, to highly regarded schools and leisure facilities including gyms, golf courses, and community centres. Outdoor enthusiasts will love the nearby parks and green spaces, perfect for children to play, dogs to exercise, or a peaceful stroll. Polkemmet Country Park is just a short drive away, offering expansive trails and beautiful scenery for weekend adventures.

Within Heartlands, residents enjoy convenient amenities including a Co-op, petrol station, takeaways, and popular high-street names like Starbucks, McDonald's, and KFC-ideal for coffee, quick bites, or family meals. With ongoing development, both services and green spaces continue to grow, creating a vibrant, welcoming community for families and professionals alike.



40 McGregor Crescent, Heartlands, Whitburn

Approximate Gross Internal Area
1155 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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