



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**29 Rigghouse View**

WHITBURN, WEST LOTHIAN, EH47 0SE





# LOCATION

LIVINGSTON



BATHGATE



## SUPERB FOUR BEDROOM DETACHED HOUSE

The sought after Heartlands development is located in Whitburn, a small town in West Lothian, halfway between Scotland's two largest cities, Glasgow and Edinburgh. The nearest major towns are Bathgate and Livingston, Whitburn is within easy reach of the M8 motorway. Railway stations are located nearby at Bathgate, Fauldhouse and the nearest at Armadale.

The local secondary school is Whitburn Academy. It is a state run non-denominational secondary school, its catchment area is the town of Whitburn and the surrounding areas. The town's primary schools include Whitdale, Polkemmet, Croftmalloch, St Joseph's and Burnhouse.

The town centre boasts a selection of amenities including a range of shops, banks, sports centres, swimming pools, libraries and health centres. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, cafe, and play area.





## 29 RIGGHOUSE VIEW

Part exchange available! McEwan Fraser is delighted to present this superb four bedroom detached house to the market. The property enjoys an enviable plot in this popular, family friendly, development. A recent build, the property is presented in 'as new' condition and comes with complete with NHBC warranty to give a purchaser peace of mind for years to come.

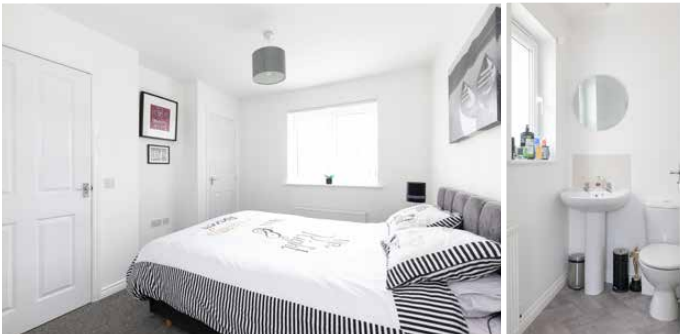
Entering the property, you find a wide welcoming hallway which gives access to lounge, dining room and contemporary kitchen. A striking laminate floor runs through the hall into the lounge which overlooks the rear garden. The lounge offers excellent floor space for a pair of large sofas and additional free standing furniture. The dining room faces the front of the property. The kitchen sits immediately adjacent to the lounge. Comprising a generous range of base and wall mounted units, there is ample prep and storage space. The white gloss units also come with an integrated gas hob, electric oven, washing machine, fridge freezer and a slimline dishwasher.

Climbing the stairs, there are four double bedrooms including a master with en-suite, a family bathroom and large loft for additional storage. The master bedroom is an ample double with an integrated wardrobe and plenty of space for a full range of supporting furniture. The attached en-suite is well presented shower room with a white suite and natural light. The further three bedrooms are all spacious and neutrally finished. The family bathroom boasts partial tiling and a three piece white suite.

Externally, the property boasts a double drive giving access to a single integrated garage. There is a small front garden laid to lawn in keeping with surrounding properties. The rear garden has been well landscaped and boasts a low maintenance finish and decking for entertaining.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

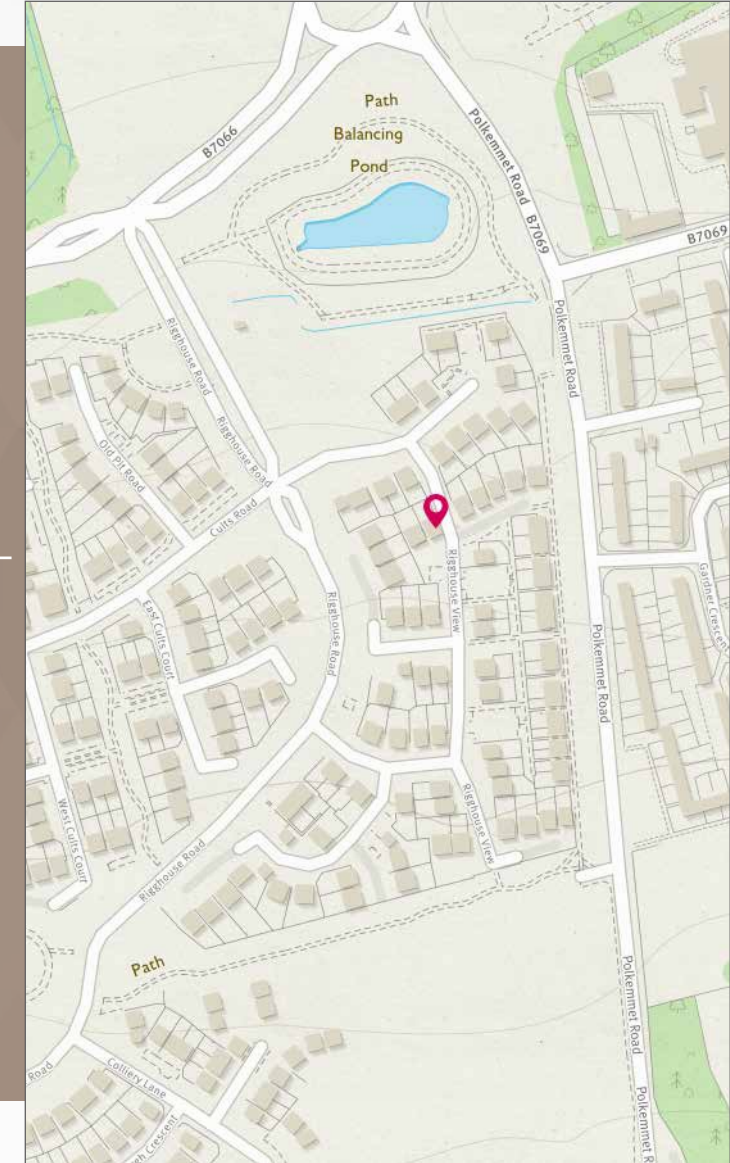
A must see!



Approximate Dimensions (Taken from the widest point)

Lounge	4.38m (14'4") x 3.37m (11'1")
Kitchen	2.92m (9'7") x 2.74m (9')
Dining Room	3.06m (10') x 2.53m (8'4")
WC	1.83m (6') x 1.13m (3'8")
Bedroom 1	3.37m (11'1") x 2.68m (8'10")
En-suite	1.93m (6'4") x 1.62m (5'4")
Bedroom 2	3.08m (10'1") x 3.07m (10'1")
Bedroom 3	2.68m (8'10") x 2.00m (6'7")
Bedroom 4	3.66m (12') x 2.35m (7'9")
Bathroom	2.49m (8'2") x 1.60m (5'3")
Garage	4.70m (15'5") x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: C







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Text and description  
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