



31 Croft Park Crescent, Whitburn
Bathgate, West Lothian EH47 0SY



An extremely impressive detached house which offers a stylish walk in home boasting an immaculate landscaped garden to the rear

 4 Bed  3 Bath  2 Reception

An extremely impressive detached house enjoying a quiet position within a modern development located in the popular town of Whitburn. This beautiful property offers a stylish walk in home which benefits from an immaculate landscaped garden to the rear and a monoblocked driveway and garage to the front. In brief the accommodation comprises; welcoming hall with under stair storage cupboard, sitting room with window to the front, dining room which can be accessed from both the kitchen and sitting room, stylish fully fitted dining kitchen with French doors to the garden, principal double bedroom with en-suite shower room and built in wardrobes, second double bedroom, two further bedrooms with jack and Jill en-suite, family bathroom with shower over the bath, and downstairs wc.

Features

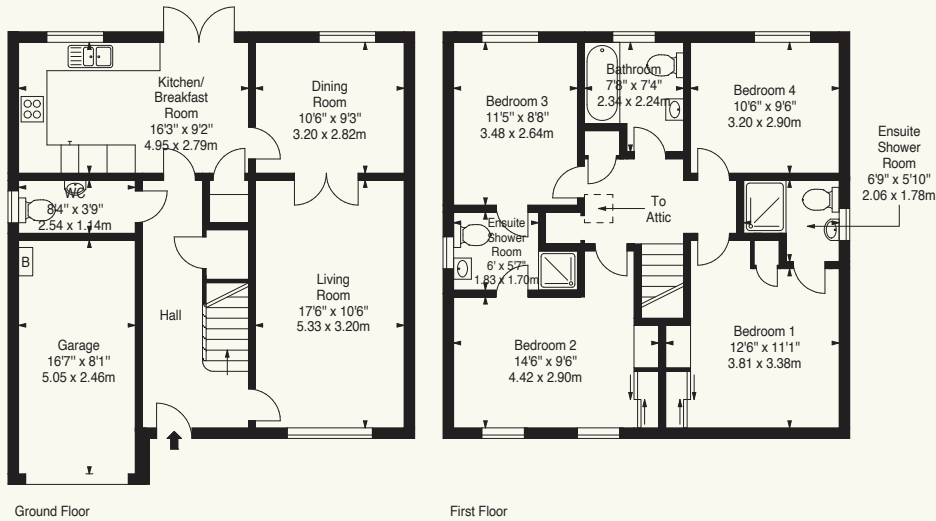
- Sitting room
- Dining room
- Stylish dining kitchen
- Principal double bedroom with en-suite
- Second double bedroom
- Two further bedrooms with jack and jill en-suite
- Family bathroom
- Downstairs wc
- Gas central heating
- Double glazing
- Garage and driveway
- EPC Rating B

Offers Over £315,000

Croft Park Crescent,
Whitburn,
Bathgate,
West Lothian, EH47 0SY



Approx. Gross Internal Area
1365 Sq Ft - 126.81 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Whitburn is situated in the heart of West Lothian with good local facilities and transport links with easy access to the M8 connecting to Edinburgh and Glasgow also via Bathgate and Armadale Train Stations. Local shopping facilities vary from small retailers to supermarkets and there is also a gym and swimming pool. There is a range of popular primary and secondary schools, with ample

leisure opportunities including sports clubs, golf courses and both Beesraig and Polkemmet Country Parks all within the immediate vicinity. Bathgate and Livingston are within easy reach and offer extensive shopping and leisure facilities.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.