



110 Glenalmond

Whitburn, EH47 8NS

Offers over £175,000



Set within seldom available Glenalmond on the eastern outskirts of Whitburn, this delightful 2 bedroom detached bungalow offers a rare opportunity to purchase a home within a peaceful residential location. Enjoying a cul-de-sac position within the popular development, the property is a convenient base for those looking to be close to the local amenities available from the town centre and be handy for the wider transport links throughout the region. An M8 connection can be found in short driving distance, whilst a bus stop within easy walk from the property doorstep offers handy local links. A nearby store at neighbouring Glenmore offers everyday convenience, with the town's traditional Main Street and selection of supermarkets helping to cater for everyday needs.



Description

The property is sure to appeal to buyers of all ages and is presented to the market in ready move-in condition having undergone a recent redecoration throughout. A similar recent upgrade is the installation of a brand new combi boiler, allowing peace of mind for the incoming new owner. A modern fitted kitchen will include a selection of appliances as a part of the sale, whilst a contemporary shower room features level access shower with feature rainfall shower head above. An additional WC can be found off the main entrance hallway. Two bedrooms are freshly carpeted and presented in neutral tones, perfect for those requiring space to blend family or work arrangements. A spacious main living room is a comfortable area to relax and entertain and is centred around the feature wood burning stove that allows cosy nights and additional heat. A driveway to the side allows off-street parking, with additional visitor spaces found opposite the front of the property. Garden areas at the side and rear are ripe to develop, giving something for keen gardeners to lay down their own mark.

Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Entrance Hall 5'7" x 2'11" (1.71m x 0.90m)

WC 5'6" x 3'2" (1.70m x 0.99m)

Living Room 20'5" x 12'5" (6.24m x 3.79m)

Kitchen 10'7" x 7'11" (3.23m x 2.42m)

Hallway 6'2" x 3'11" (1.89m x 1.21m)

Bedroom 1 12'5" x 9'6" (3.79m x 2.92m)

Bedroom 2 10'6" x 7'7" (3.22m x 2.32m)

Shower Room 7'2" x 6'2" (2.20m x 1.90m)

Key Info

Home Report Valuation: £180,000

Total Floor Area: 61m² (660 ft²)

Parking: Driveway

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: D

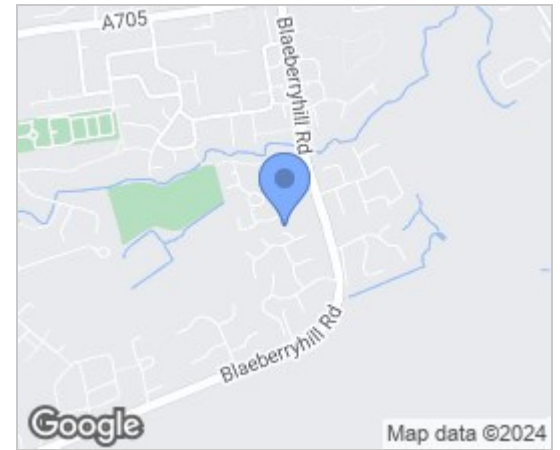
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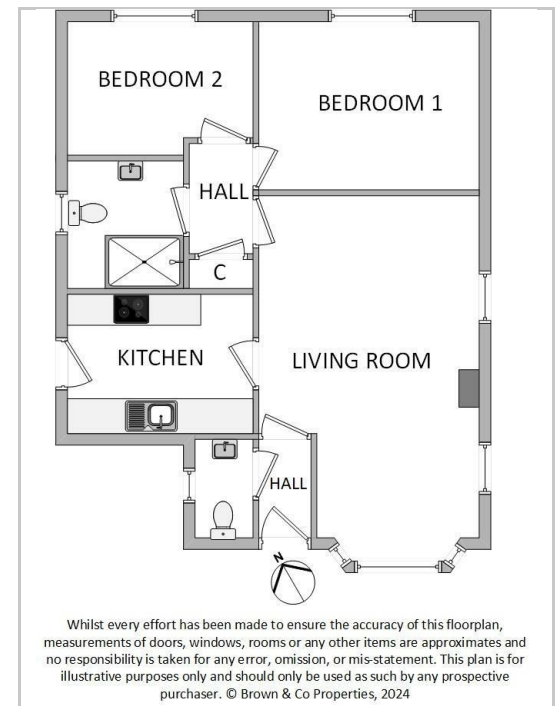
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Area Map



Floor Plans



Energy Efficiency Graph

