



36 Glebe Road

Whitburn, EH47 0BA

Offers over £99,000



Offering an ideal choice for buyers in search of turn-key first time accommodation, this generously sized 2 bed first floor flat features contemporary interiors and is offered to the market as a chain free sale. Situated a short walk from the town centre on Glebe Road, the location is handy for a nearby choice of schooling and for the everyday amenities that the town has to offer. Those looking wider afield for work purposes will benefit from Whitburn's central position on the M8 corridor, with a choice of junctions providing convenient road travel throughout the region whilst a train station in neighbouring Armadale offers an alternative commuting link.



Client Comments

"This flat was a perfect first property for myself with plenty of local amenities, shops, and food outlets to enjoy. I love the sense of community in Whitburn, where neighbours look out for one another and help each other out when needed. The familiar surroundings and comfortable atmosphere made me feel at ease and content."

Description

The property has undergone extensive refurbishment in recent years and will allow the incoming new owner the ability to move in with ease. Well-proportioned room sizes include 2 double bedrooms and a spacious main living room, offering ample space for a couple or those with a young family. The contemporary fitted kitchen provides a range of sleek wall and base storage cabinets alongside appliances that will remain as a part of the sale. The bathroom is equipped with a 3 piece white suite and modern wet wall panelling, whilst double glazing and gas central heating throughout offer additional practical comfort. The building exterior was renewed with an upgraded roof and render finish as part of a recent local authority programme, offering easy maintenance for the future. A parking space is available for for one car within the communal driveway whilst a garden area to the rear is ready to be developed to the new owners taste.

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.

Hallway 21'2" x 3'2" (6.47m x 0.97m)

Living Room 14'7" x 11'11" (4.46m x 3.65m)

Kitchen 10'9" x 9'3" (3.30m x 2.84m)

Bedroom 1 12'7" x 10'10" (3.86m x 3.32m)

Bedroom 2 12'7" x 7'11" (3.86m x 2.42m)

Bathroom 8'1" x 4'8" (2.47m x 1.44m)

Key Info

Home Report Valuation: £100,000

Total Floor Area: 67m² (720 ft²)

Parking: Driveway

Heating System: Gas

Council Tax: A - £1291.57 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

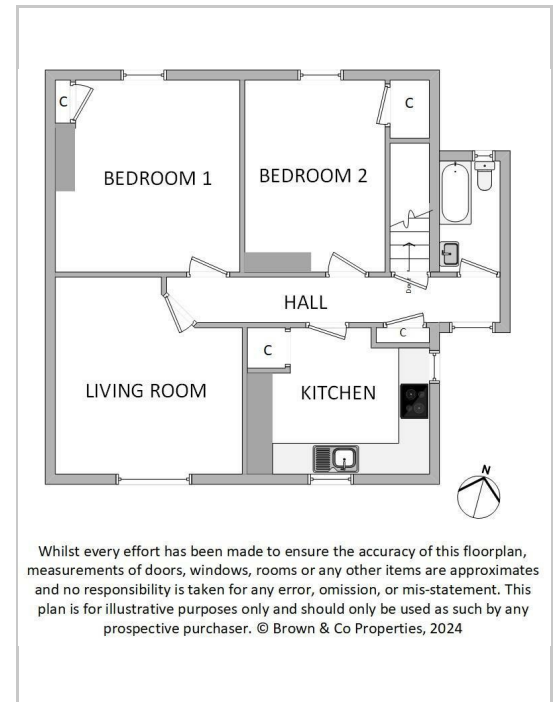
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Area Map



Floor Plans



Energy Efficiency Graph

