



## 119 Glenburn Gardens

Whitburn, EH47 8NW

Offers over £138,000



Located on the eastern edge of Whitburn within highly regarded Glenburn Gardens, this 2 bedroom terraced forms an ideal choice for buyers looking to enter the property market for the first time. The popular private development lies in a quiet area of the town, surrounded by scenic woodland walks that link the neighbouring communities. The town is well placed for commuting professionals, with easy access to the M8 motorway to allow convenient travel throughout the central belt. Those looking to establish a family will find a primary school with nursery within close proximity, whilst the secondary school serving the town is similarly within easy walking distance. A convenience store perfectly caters for daily needs and can be found opposite the main entrance to the street.



### Description

The property itself is freshly presented throughout and will allow the prospective new owner the ability to move with ease. Well proportioned room sizes includes a comfortable main living room, perfect for everyday unwinding and enjoys a media wall where a TV can be mounted for relaxing on the sofa. Two double bedrooms both benefit from fitted wardrobes and are ideally suited for couples or those with a young child. The contemporary fitted kitchen is equipped with a range of storage cabinets and an integrated oven and hob, whilst ample space is available to host everyday meals. The stylish bathroom comprises a sleek white suite with feature wall tiling, whilst a rainfall mixer shower is mounted over the bath. Gas central heating from a combi boiler installed in 2023 and double glazing are further practical comforts. Garden grounds are available at the front and rear, with rear gate and lane allowing access for bin movements. Unrestricted parking spaces can be found at the end of the terrace.

### 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.

Vestibule 4'10" x 4'6" (1.48m x 1.38m)

Living Room 13'1",72'2" x 13'6" (4,22m x 4.14m)

Kitchen 13'9" x 9'8" (4.20m x 2.96m)

Upper Hallway 6'3" x 4'7" (1.91m x 1.40m)

Bedroom 1 11'5" x 10'5" (3.50m x 3.20m)

Bedroom 2 9'10" x 7'2" (3.01m x 2.20m)

Bathroom 6'9" x 6'5" (2.07m x 1.96m)

### Key Info

Home Report Valuation: £140,000

Total Floor Area: 64m<sup>2</sup> (690 ft<sup>2</sup>)

Parking: Shared Spaces

Heating System: Gas

Council Tax: C - £1722.09 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.

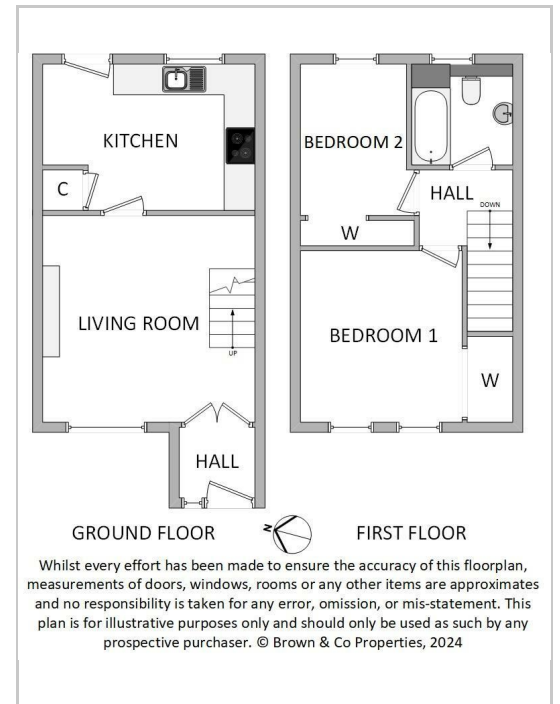
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## Area Map



## Floor Plans



## Energy Efficiency Graph

