



## 28 Glenburn Gardens

Whitburn, EH47 8NL

Offers over £199,995



Set within a popular, family friendly area of Whitburn and enjoying a generous corner plot, this extended 3 bedroom semi detached property poses an excellent choice for a growing family. Glenburn Gardens is an established private estate on the outskirts of the town that is perfectly positioned for those with children, with primary and secondary schooling found in easy walking distance. Similarly those commuting throughout the central belt will benefit from a nearby M8 connection with the town enjoying an equi-distant position for travel to Edinburgh and Glasgow. Excellent walking routes surround the street, appealing dog walkers and young children alike.



## Client Comments

"We bought this as our first home 3 years ago and were drawn to the wraparound garden, electric gates for the drive, underfloor heating in bathroom with wall mounted TV, the great walking routes through the woods at the end of the road and the detached garage/outhouse with its own plumbing and power."

## Description

The property offers well-proportioned accommodation throughout and would be an ideal choice for first timers and empty nesters looking to adjust their living arrangements. Three bedrooms offer flexibility for the family or home working requirements, with 2 double bedrooms including fitted wardrobes and a smaller single room perfectly suited as a home office or nursery. The bathroom comprises a three piece suite with rainfall mixer shower over the bath, fully tiled walls and flooring and the added extra of a wall mounted TV for enjoying whilst soaking in the bathtub. The cosy main living room offers a perfect space to unwind, whilst the generous open plan dining kitchen has been extended to the side to offer a good selection of storage cabinets and space for all the essential appliances. French doors lead out from the dining area to the rear garden. Externally the plot includes enclosed wraparound gardens to the front, side and rear that track the sun all day during the summer months, whilst remote controlled CAME electric gates provides secure off-street parking at the rear. A detached garage offers additional parking, power and potential use as a workshop should the prospective buyer desire.

## 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.

Living Room 13'4" x 13'2" (4.08m x 4.03m)

Dining Room 11'7" x 8'3" (3.54m x 2.54m)

Kitchen 14'11" x 11'7" (4.56m x 3.54m)

Bedroom 1 13'5" x 9'10" (4.09m x 3.01)

Bedroom 2 11'11" x 9'10" (3.64m x 3.01m)

Bedroom 3 10'3" x 6'4" (3.13m x 1.95m)

Bathroom 7'3" x 6'5" (2.23m x 1.98m)

Garage 19'1" x 11'8" (5.82m x 3.56m)

## Key Info

Home Report Valuation: £205,000

Total Floor Area: 86m<sup>2</sup> (925 ft<sup>2</sup>)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: C

## Disclaimer

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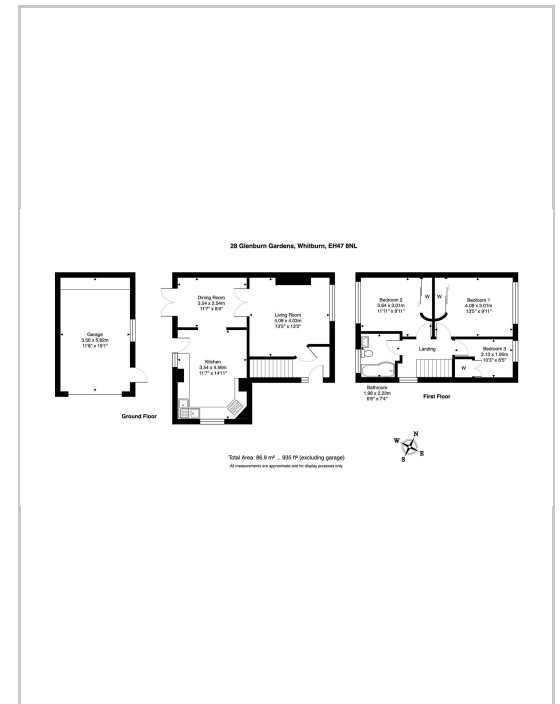
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## Area Map



## Floor Plans



## Energy Efficiency Graph

