



60 Glenmore

Whitburn, EH47 8NR

Offers over £149,000



CLOSING DATE: MON 28TH OCT AT 12 NOON Located within a popular private development on the eastern outskirts of Whitburn, this 2 bedroom semi-detached property poses an impressive choice for first time buyers entering the property market. Glenmore lies within a quiet area of the town, close to a selection of schooling and handy for transport links for commuting throughout the central belt. The range of everyday shops and facilities that Whitburn has to offer can be found within easy walking distance, whilst cycle paths and woodland walks link throughout the town and to the scenic countryside surrounding the area. A grocery store at the entrance to the street perfectly assists with everyday convenience.



Description

The property is an ideal choice for couples or a young family looking to buy their first home and is presented to the market in turn-key condition throughout. Two double bedrooms both enjoy fitted storage space, providing space for those with or planning to have children with both rooms decorated in tasteful tones. An upgraded bathroom includes stylish 3 piece suite, with contemporary tiling and rainfall mixer shower mounted over the bath. At ground floor level the living room has been adapted to house a media wall, perfect for cosy nights on the sofa in front of the TV. The modern fitted kitchen is equipped with a range of sleek cabinets and a breakfast bar, with stunning porcelain tiling fitted to the floor. Gas central heating and double glazing throughout offer further practical comfort, with the boiler operated by smart HIVE controls. Externally there is a driveway to the side capable of parking a handful of vehicles, whilst the fully enclosed rear has been laid to lawn and decorative chips. A large outbuilding is split to include a home office or entertainment room, whilst retaining the remaining section for general storage purposes.

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 14'6" x 10'5" (4.44m x 3.18m)

Kitchen 13'6" x 8'5" (4.13m x 2.57m)

Bedroom 1 10'7" x 9'2" (3.25m x 2.81m)

Bedroom 2 11'5" x 8'5" (3.50m x 2.58m)

Bathroom 7'4" x 5'0" (2.24m x 1.53m)

Extras

All blinds, light fittings, floor coverings, integrated appliances and timber outbuilding including in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £150,000

Total Floor Area: 62m² (670 ft²)

Parking: Driveway

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.

For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

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Area Map



Floor Plans



Energy Efficiency Graph

