



38 Glenalmond

Whitburn, EH47 8NS

Offers over £144,000



Tucked within a peaceful setting on the eastern edge of Whitburn, this 2 bedroom semi-detached property offers an ideal choice for buyers making their first step onto the property ladder. Glenalmond is a popular and rarely available part of the town, offering the perfect blend of everyday convenience with scenic surroundings. A short walk leads to a choice of schooling for all ages, proving especially handy for those with a young family. Commuters can be on the M8 within a few minutes drive too, benefiting from the town's equi-distant position to Edinburgh and Glasgow to aid travel throughout the central belt. Whitburn town centre and the exciting Heartlands development offers a range of shops, food outlets and services to cater for daily needs, with the sprawling Polkemmet Country Park a wonderful attraction for all the family to enjoy.



Description

The property is presented to the market with no onward chain, thus allowing the prospective new owner the ability to move with minimal fuss and early entry. Good sized rooms throughout include a comfortable main living room, leading to a dining kitchen at the rear that includes a range of wall and base storage cabinets alongside appliances that will remain as a part of the sale. The upper level includes the 2 double bedrooms, both featuring fitted storage for everyday essentials. Further storage space is available on both levels and from the partially floored attic. The bathroom features a 3 piece white suite, with the addition of an electric shower above the bathtub. Gas central heating and double glazing offer further practical comfort, with the combi boiler regularly maintained and serviced. For those with a couple of vehicles, there is ample off-street parking in the driveway to the side, with additional visitor parking found nearby. The enclosed south facing garden is an ideal space to soak up the summer sunshine, with the garden posing a blank canvas for the new owner to develop to their own tastes.

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 3'10" x 3'6" (1.19m x 1.08m)

Living Room 15'3" x 10'4" (4.67m x 3.15m)

Kitchen 13'8" x 7'10" (4.19m x 2.40m)

Upper Hall 6'10" x 5'7" (2.10m x 1.71m)

Bedroom 1 11'6" x 8'5" (3.51m x 2.57m)

Bedroom 2 10'4" x 9'6" (3.17m x 2.91m)

Bathroom 7'10" x 4'10" (2.39m x 1.49m)

Extras

All blinds, curtains, light fittings, floor coverings and kitchen appliances included in the sale.

Key Info

Home Report Valuation: £145,000

Total Floor Area: 61m2 (690 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: C

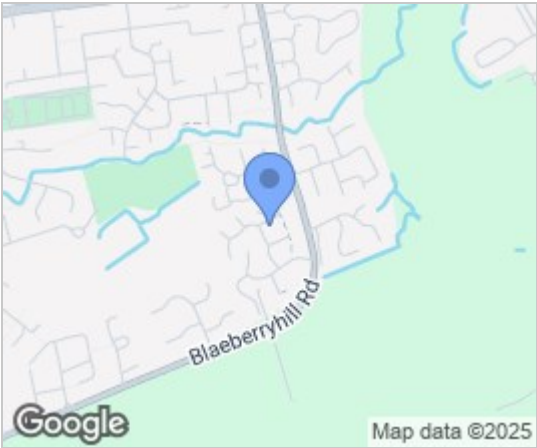
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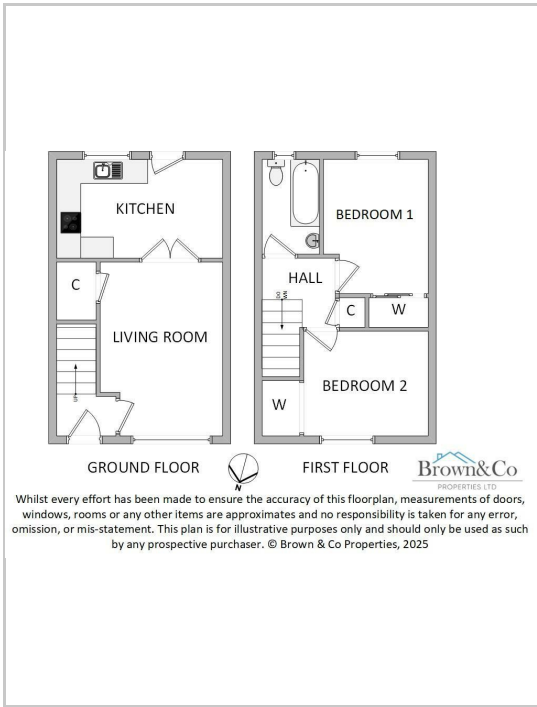
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Area Map



Floor Plans



Energy Efficiency Graph

