



41 Glenalmond

Whitburn, EH47 8PD

Offers over £115,000



Set in a popular, private development on the eastern edge of Whitburn, this 2 bedroom ground floor flat is freshly presented throughout and ready for the incoming new owner to move right in. Glenalmond is a well regarded part of the town and is a handy position for commuting professionals owing to the easy access to the M8 motorway that Whitburn enjoys. Young families will further benefit from a choice of schooling for all ages in short walking distance, whilst the selection of shops and facilities of the town centre are similarly within easy walking distance. Glenalmond is well placed for enjoy the scenic surroundings, with great walking routes linking throughout the town and to neighbouring communities.



Description

The property itself would be a perfect choice for those in search of a turn-key first time buy. Quietly tucked in a cul-de-sac setting, this ground floor property has been freshly painted recently offering a blank canvas for the new owner to lay down their mark. Well-proportioned accommodation across a single level includes a comfortable living room for relaxing after a busy day, a contemporary fitted kitchen equipped with a handy selection of storage units, 2 double bedrooms that ideally cater for a couple or young family and a shower room with modern 3 piece suite comprising of a level access shower enclosure. Gas central heating and double glazing throughout offer further practical comfort, with fitted wardrobes to each bedroom and a handy cupboard to the hallway to aid everyday convenience. An enclosed rear garden is laid to lawn with a decked terrace for hosting summer BBQ's or enjoying the sunny weather, whilst an allocated parking space can be found close to the front of the property.

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 13'3" x 10'2" (4.05m x 3.12m)

Kitchen 9'1" x 8'2" (2.77m x 2.51m)

Bedroom 1 10'9" x 8'1" (3.28m x 2.48m)

Bedroom 2 9'1" x 8'1" (2.77m x 2.48m)

Shower Room 6'0" x 5'3" (1.83m x 1.62m)

Extras

All blinds, light fittings and floor coverings included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £115,000
Total Floor Area: 48m2 (520 ft2)
Parking: Allocated
Heating System: Gas
Council Tax: B - £1645.65 per year
EPC: C

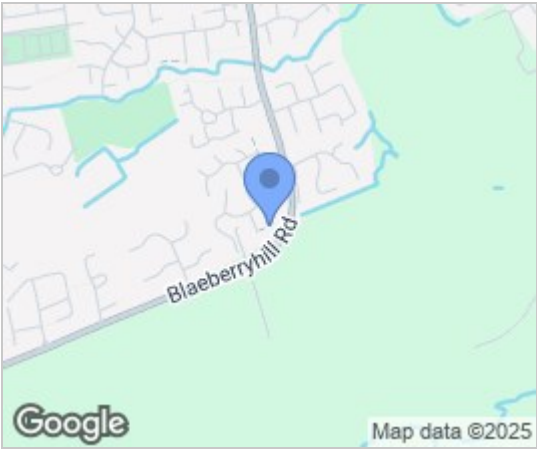
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Area Map



Floor Plans



Energy Efficiency Graph

