



45 Glebe Road

Whitburn, EH47 0AZ

Offers over £94,000



Offering ideal accommodation to those in search of their first time home, this 2 bedroom upper flat enjoys a convenient location that is handy for use of the nearby amenities and transport links in Whitburn. Located in Glebe Road just a short walk from the town centre, the property proves a suitable base for those looking to travel throughout the central belt. Whitburn enjoys an equi-distant position to Edinburgh and Glasgow along the M8 corridor and with a junction at Heartlands Services, features easy travel to Scotland's major road network. A range of amenities locally more than caters for daily needs, whilst those with a family will enjoy a handy selection of schooling for all ages found within short walking distance of the property doorstep.



Description

The property itself enjoys a well-proportioned layout across 1 level and is ready for the new owner to move in and lay down their own mark. Two double bedrooms are on offer, with a walk-in wardrobe found within bedroom 2 for good everyday storage options alongside a number of items included in the sale that would be perfect for a buyer starting out on the ladder. The main living room offers ample space to relax and unwind, whilst offering room for a table for daily meals if desired. A range of storage cabinets and an integrated oven with hob can be found within the modern fitted kitchen, whilst a Worcester combi boiler was installed in 2016 to allow practical comfort. The family bathroom comprises a 3 piece suite, with a chrome mixer shower fitted over the bathtub. Externally the property benefits from a share of the driveway to allow off-street parking for 1 car, whilst an enclosed, south facing rear garden area provides an ideal space to enjoy the sunny weather. An additional chipped area of the front garden also belongs to 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.

Hallway 21'4" x 3'2" (6.51m x 0.98m)

Living Room 14'7" x 12'0" (4.46m x 3.68m)

Kitchen 10'11" x 8'9" (3.34m x 2.67m)

Bathroom 8'0" x 4'9" (2.44m x 1.46m)

Bedroom 1 12'7" x 10'9" (3.85m x 3.29m)

Bedroom 2 12'7" x 8'0" (3.85m x 2.46m)

Extras

Included in the sale: blinds for windows in the living room, small bedroom, and the hall. Living room sofa and 2 small side tables. Main bedroom chest of drawers, 2 side tables and 2 wardrobes. Small bedroom sofa bed and chest of drawers. Kitchen fridge-freezer and washing machine.

Key Info

Home Report Valuation: £95,000
Total Floor Area: 71m2 (765 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: A - £1410.56 per year
EPC: C

Disclaimer

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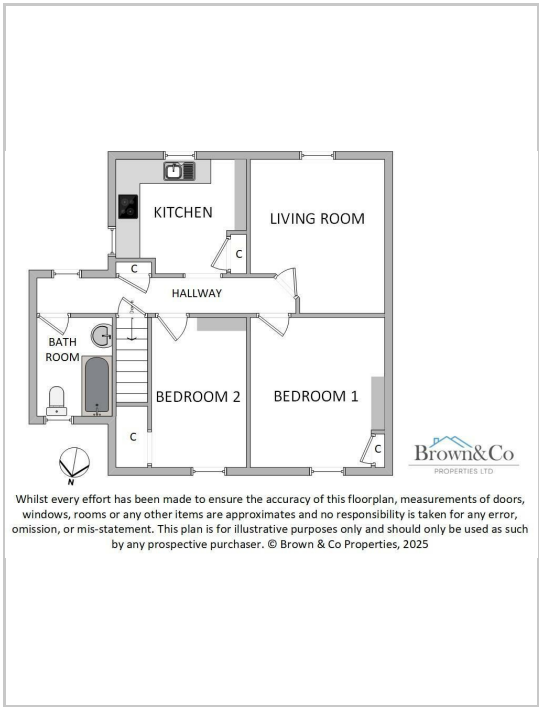
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Area Map



Floor Plans



Energy Efficiency Graph

