Brown&Co
PROPERTIES LTD

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# 128 Glenburn Gardens

Whitburn, EH47 8NW

Offers over £158,000

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Located within a desirable private development on the outskirts of Whitburn, this 2 bedroom semi-detached property offers a perfect step for buyers entering the housing market. Glenburn Gardens is a popular location on the peaceful eastern edge of the town, handy for commuting links and a choice of nearby schooling for those with a family. Whitburn's situation along the M8 corridor makes this an ideal base for travel in and around the central belt, with a further commuting link found 2 miles to the north at Armadale train station. Within the town itself is a range of shopping and recreation to cater for everyday needs, whilst excellent walking and cycling routes surround the area allowing for children to explore or to take furry friends out for a long walk.

## Client Comments

"Our home is bright and airy in the summer and cosy in the winter. The area is very quiet with a good mix of families and people who have lived here a long time. Neighbours are very friendly and helpful."

## Description

The property itself is tastefully presented and ready for the new owner to move in with ease. A generous main living room offers ample space for everyday relaxation, with a calming neutral palette and feature acoustic slat wall and glass balustrade. The modern fitted kitchen offers a range of sleek storage units and space to hold all the essential appliances. On the upper level is a family bathroom boasting a contemporary 3 piece suite with overhead mixer shower and wet wall boards. The 2 double bedrooms are well suited to family living or home working arrangements, with fitted storage available to each room for daily necessities. Gas central heating and double glazing throughout offers further practical comfort. Externally, there is a driveway to allow off-street parking for a handful of cars, with further visitor parking found nearby. A detached garage provides further parking or storage potential. The enclosed west facing rear is a suntrap during the summer months, with a decked terrace ideal for alfresco dining and family BBQ's complimented by an artificial lawn for an easy to maintain area for children to enjoy.

## 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 15'5" x 12'4" (4.72m x 3.77m)

Kitchen 12'4" x 8'5" (3.77m x 2.58m)

Bedroom 1 12'4" x 9'8" (3.76m x 2.95m)

Bedroom 2 12'4" x 8'5" (3.76m x 2.58m)

Bathroom 8'9" x 5'3" (2.67m x 1.62m)

## Extras

All floor coverings, blinds, light fittings and integrated over/hob included in the sale.

## Key Info

Home Report Valuation: £160,000
Total Floor Area: 65m2 (700 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: C - £1880.75 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.brownandcoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on our website and should be viewed at your earliest convenience.

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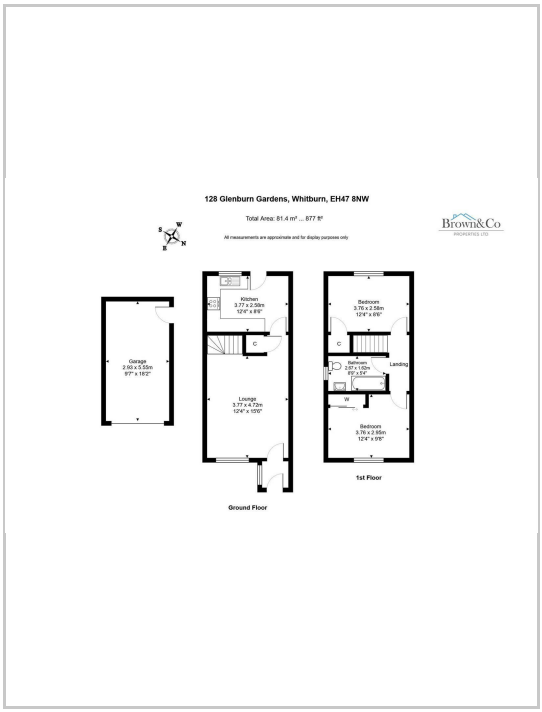
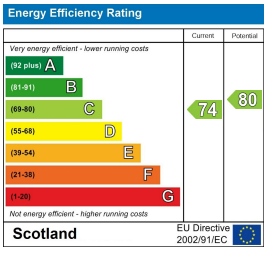
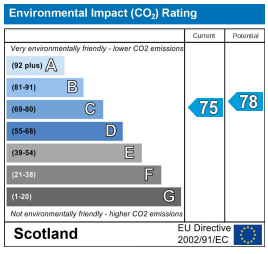
## Area Map

## Floor Plans




## Energy Efficiency Graph