



22 Glebe Road, Whitburn

Bathgate

Offers Over £85,000



## 22 Glebe Road

Whitburn, Bathgate

This generously proportioned two-bedroom ground-floor flat, located in the heart of Whitburn, offers a blank canvas with immense potential for buyers seeking a home they can truly make their own. With a spacious layout, a low-maintenance rear garden, dedicated parking space, and a garage, this property is perfectly suited for a variety of lifestyles, from first-time buyers to downsizers.

Upon entering, the home immediately impresses with its generous and flowing layout, showcasing a wealth of space and potential. The kitchen is a standout feature, offering an abundance of storage with plenty of unit space. Its size is further emphasized by a designated dining area, creating a versatile space perfect for family meals or casual dining. Ample room for freestanding appliances ensures the kitchen retains its open and spacious feel, making it ready for personalization to suit your taste and lifestyle.

The lounge area is undoubtedly a highlight of the property. With its expansive dimensions, it comfortably accommodates large furniture, including a sofa, multiple armchairs, and a sizable entertainment setup. A large front-facing window allows natural light to flood the room, enhancing its airy and serene atmosphere. Fresh carpets add a modern, cosy touch, making this room an inviting retreat with endless possibilities for customization.



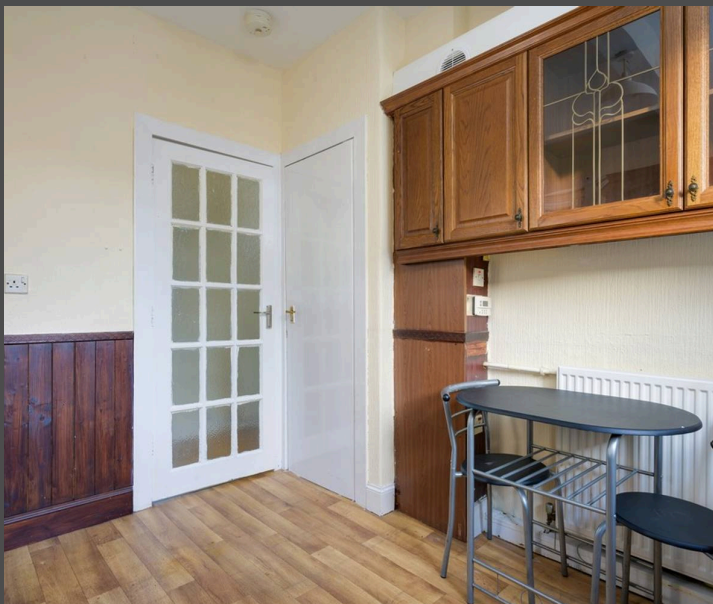
The property boasts two well-proportioned double bedrooms. The main bedroom is impressively spacious, easily accommodating a large double bed while still offering room for freestanding furniture such as wardrobes and dressing tables. Built-in storage maximizes functionality without compromising the room's open feel, and the neutral décor ensures a simple path to personalizing the space to your liking. The second bedroom is equally generous, offering flexibility as a guest room, home office, or dressing room, while still providing ample space for a double bed and additional furniture.

Completing the floor plan is the bathroom, currently configured as a practical wet room. This sizeable space offers plenty of scope for reconfiguration or modernization, making it an exciting opportunity for buyers to design a bathroom that suits their needs and preferences.

Outside, the property features a low-maintenance rear garden, perfect for those who value outdoor space without the demands of constant upkeep. Whether you envision it as a private retreat or a space for entertaining, the garden's manageable size is brimming with potential. The inclusion of a dedicated parking space and garage adds to the property's practicality and appeal, offering secure storage and convenience.

This ground-floor flat is situated in a convenient location within Whitburn, with easy access to local amenities, transport links to both Edinburgh and Glasgow, and several local schools. Its spacious interior, blank canvas potential, and practical outdoor features make it an excellent opportunity for buyers seeking a home with both character and possibilities.

Don't miss the chance to turn this generously sized, well-located flat into your dream home!





Approximate Gross Internal Area = 69.8 sq m / 751 sq ft



Illustration For Identification Purposes Only.  
Not To Scale (ID1153191 / Ref:89714)



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