



11 Glenshee

Whitburn

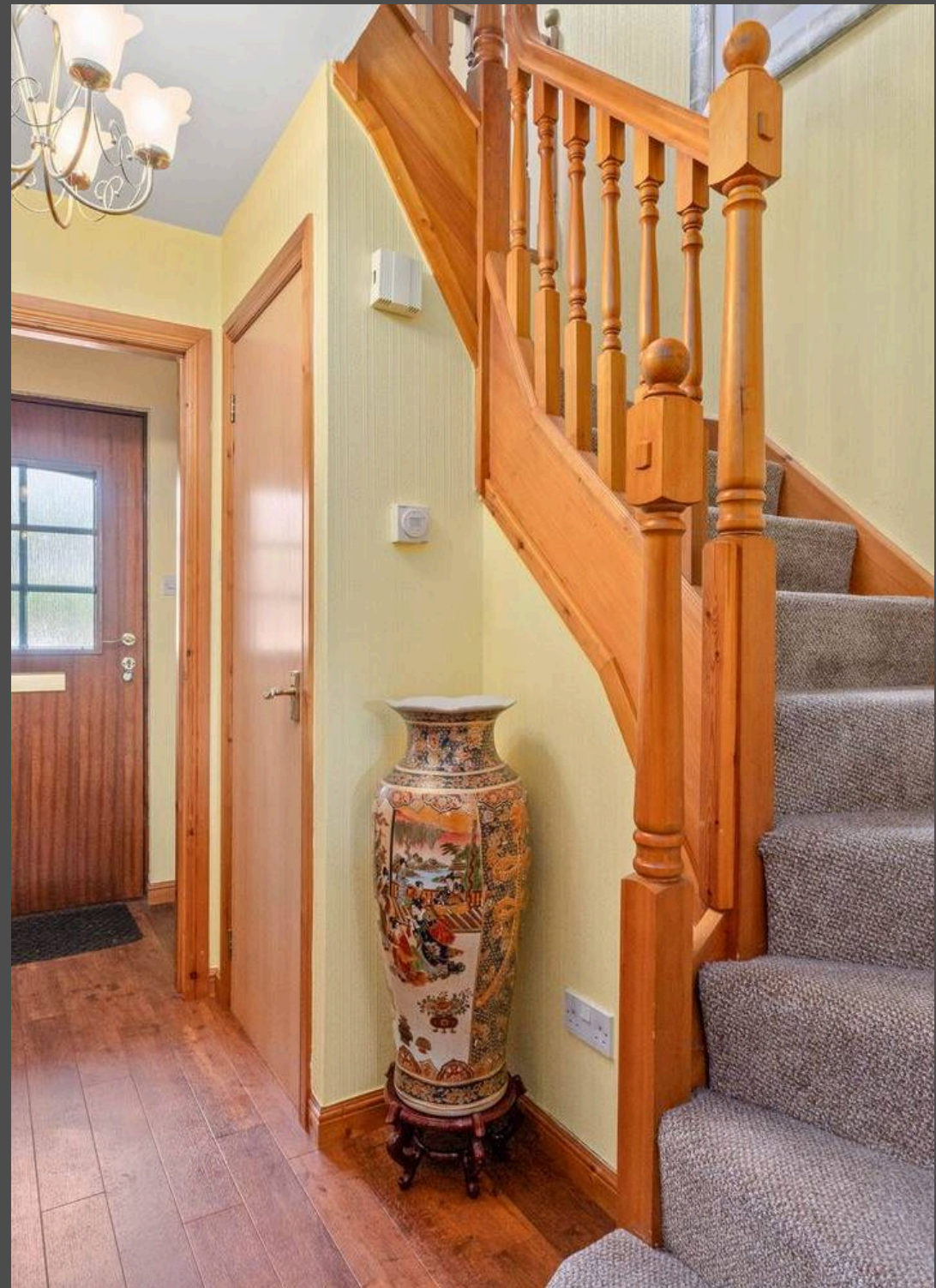
Welcome to 11 Glenshee, a spacious and well presented three bedroom home situated in a peaceful residential pocket of Whitburn. Boasting a private west facing garden, generous room sizes, and a fantastic layout ideal for family living, this property is a standout opportunity for buyers seeking both style and practicality.

Step into a bright and inviting hallway with warm wooden flooring and a cohesive wooden frame theme that flows throughout the home. To the right, the spacious lounge offers the perfect setting for relaxing, with room for two sofas, a stylish media wall, and three large windows flooding the room with natural light.

To the rear, the heart of the home lies in the open plan kitchen and dining area, perfect for hosting. The kitchen features splashback tiling throughout, cream cabinetry, integrated appliances including a fridge, freezer, and a four burner gas hob, as well as a sleek breakfast bar. There is ample space for a six seater dining table, making this an ideal hub for busy family life or entertaining guests.

A real highlight is the large conservatory at the back of the property. This sunny retreat enjoys a west facing aspect, catching the best of the afternoon and evening sun. It offers the flexibility of a second lounge, playroom or home office, and benefits from a sense of privacy with no direct overlooking neighbours. Patio doors lead out to the low maintenance rear garden, a peaceful spot for summer barbecues, outdoor dining, or unwinding in the sun. The ground floor also offers a spacious utility room with room for a washing machine, tumble dryer, and freezer, along with access to the single garage and driveway which comfortably accommodates two vehicles. Visitor parking spaces are also available nearby.

The main bathroom is a characterful three piece suite featuring a bathtub, splashback tiling, and a unique salmon toned wallpaper that adds a vibrant touch.



Upstairs, the bright landing is enhanced by a skylight, creating an airy, light filled space. The principal bedroom is generously proportioned and can easily host a king size bed, with two fitted wardrobes featuring made to measure mirrored sliding doors. A stylish three piece en suite with a standing shower and splashback tiling completes the suite. Bedroom two is currently set up as an office but offers fantastic versatility. With double aspect windows and space for a king size bed, fitted wardrobe, chest of drawers and bedside cabinets, it is ideal as a guest room or second principal bedroom. Bedroom three is also a great size and can host a double bed along with additional furnishings, making it perfect for children, guests, or even a dressing room. The home has a single garage & a two car driveway, there is also plenty of visitor parking available on the street.

A minimarket is just a short stroll away for daily essentials, while major supermarkets including Aldi and Lidl are only a short drive. For those who love the outdoors, there is a tranquil woodland walk and a nearby swing park right on your doorstep. The Hilcroft Hotel is also within easy reach for meals or social gatherings. Excellent transport links are available via the A705 and M8, making commuting simple and efficient. Families will also appreciate the close proximity of local schools, with Whitedale and Croftmalloch Primary Schools, along with Whitburn Academy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Open Plan Kitchen & Dining Area
- Large & Bright Sun Room
- Two Car Driveway
- Garage



GARDEN

REAR GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

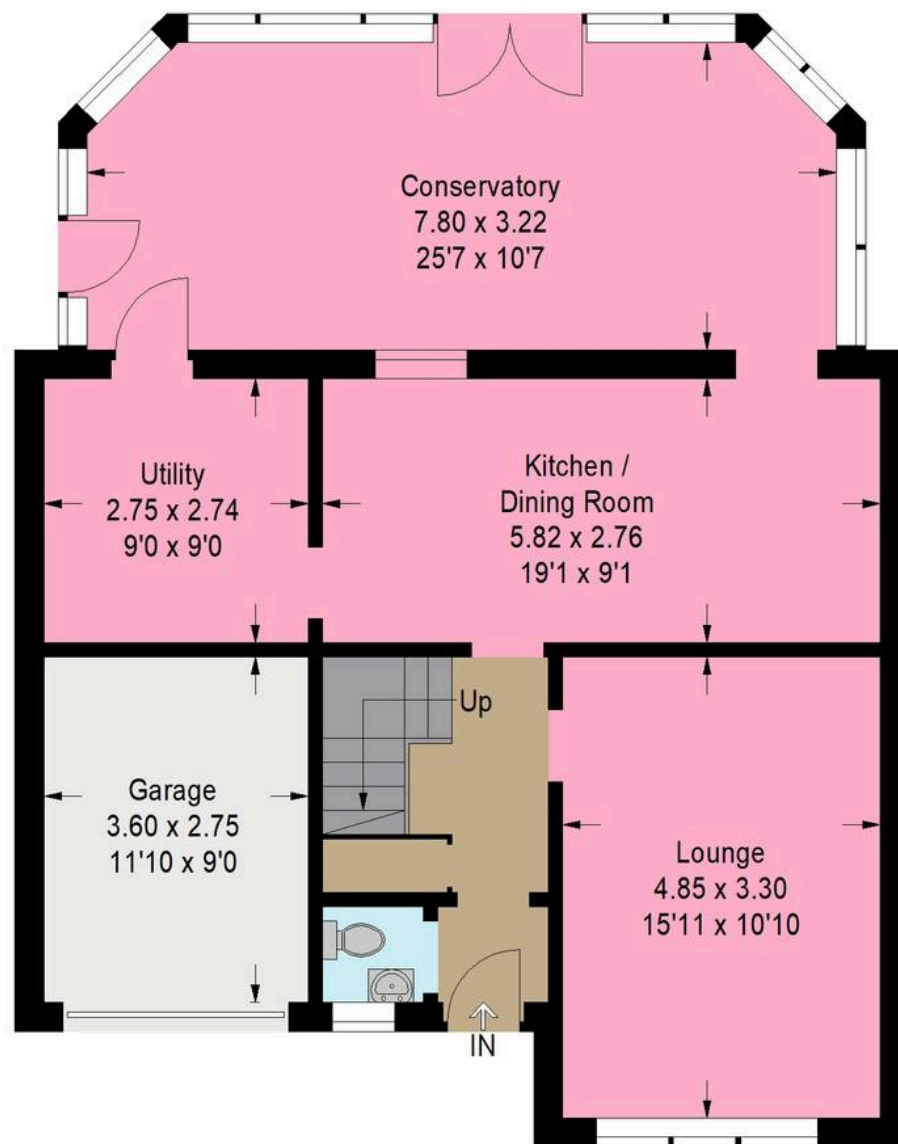




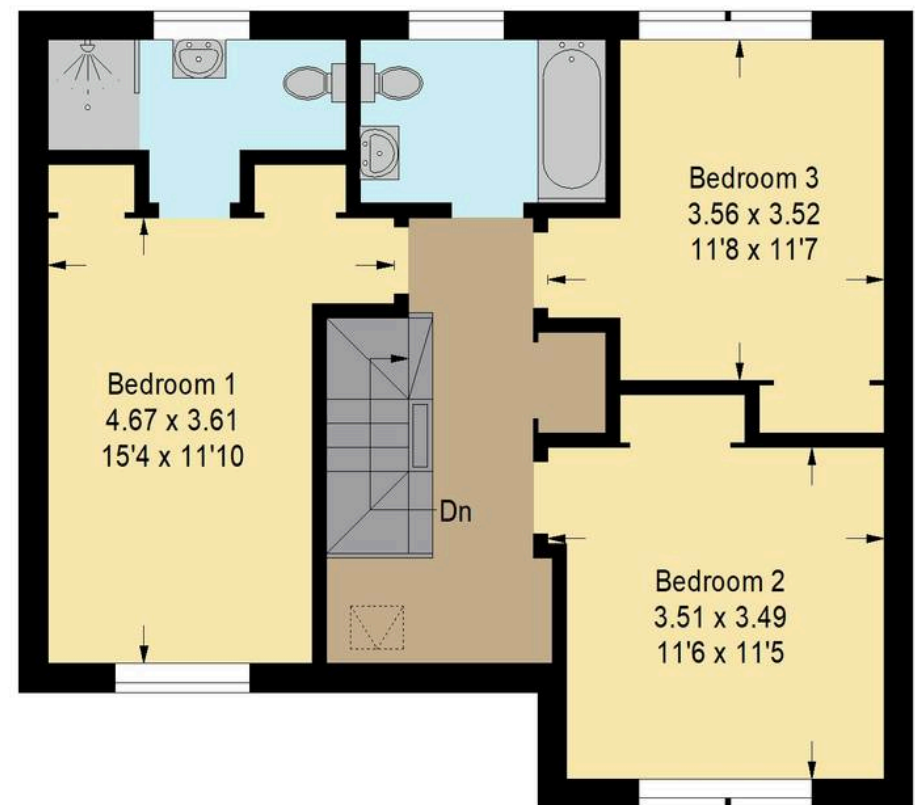
Approximate Gross Internal Area = 137.2 sq m / 1477 sq ft

Garage = 10.1 sq m / 109 sq ft

Total = 147.3 sq m / 1586 sq ft



Ground Floor



First Floor



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