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Fixed Price

**£150,000**

## 21 Glenmore

Whitburn | Bathgate | EH47 8NP

Located in a popular private development on the outskirts of Whitburn, this well-proportioned semi-detached house with private gardens and driveway is close to local amenities, schooling and commuting links to Edinburgh and Glasgow. The property would undoubtedly appeal to first time buyers, professionals or young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

The accommodation in brief comprises; welcoming entrance hallway, light and airy reception room with useful under stair storage, modern fitted kitchen with appliances and space for a dining table and chairs with door accessing rear garden. Leading to the upper level there are two well proportioned double bedrooms with fitted wardrobes, family bathroom with three-piece suite and shower over bath, and hatch accessing attic. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

## Gardens & Driveway

There is a well maintained garden to the rear mainly laid to patio and decking, making it the perfect heaven for children to play and for outside dining/relaxing. The front garden is mainly laid to lawn with a driveway providing useful off-street parking for multiple vehicles.

## Viewing

By appointment through Neilsons 0131 625 2222.







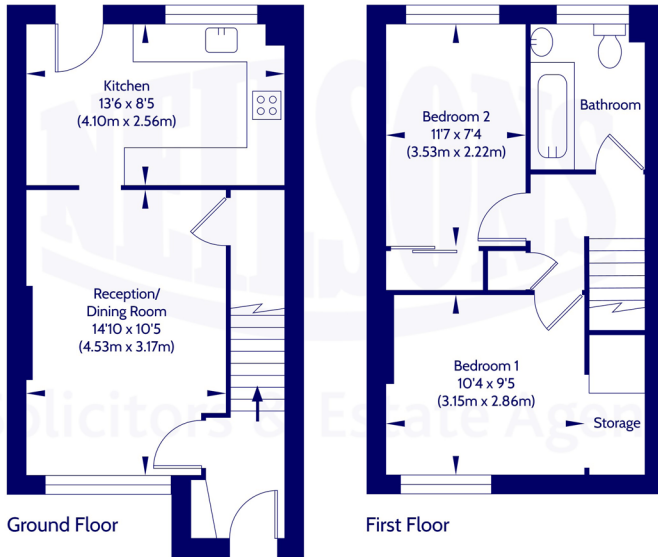
## Location

Whitburn is a town situated between Glasgow and Edinburgh and is close to the M8 motorway network, making this an ideal commuter base for both cities. Within the town itself, there are a good selection of local shops and banking facilities, as well as a good choice of schools from nursery to secondary level. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, café, and play area. The nearby town of Livingston offers a wider variety of shopping with the Livingston Centre and Designer Outlets.





Approx. Gross Internal Floor Area 60.24 Sq M / 648 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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