



Whitburn | Glenburn Gardens | Offers Over £240,000

A beautifully extended 3-bedroom detached family home featuring modern decor, spacious interiors, and a large, private garden with driveway and garage.



Nestled within the sought-after Glenburn Gardens of Whitburn, 115 Glenburn Gardens, awaits a stunning family residence that perfectly combines space, style, and comfort. This extended detached house, with its captivating kerb appeal, invites families to envisage their future within its walls.

Boasting three spacious bedrooms and two well-appointed bathrooms, this home is presented with impeccable taste, adorned with fresh, neutral decor, creating a serene ambience that flows throughout. Its prime plot benefits from a substantial driveway to the front, providing ample room for several vehicles and access to the equipped garage.

Upon entry, the welcoming hallway grants passage to a beautifully designed kitchen, complete with white units, black accents, and an integrated suite of appliances. The adjacent utility room, with its convenient pantry space, serves as an extension of this culinary haven and houses the free-standing fridge/freezer which is included within the sale. The lounge, with its woodburning stove and large window, promises cosy evenings overlooking the garden, while double doors reveal a dining room bathed in natural light - a flexible space ideal for entertaining or use as a home office or second sitting room.



Ascend the carpeted staircase to the upper landing where natural light streams in, highlighting three laminate-floored bedrooms. Each offers a generous layout, with the master bedroom featuring a fitted wardrobe for an organised retreat. Bedroom 2 decorated in neutral tones also enjoys a fitted wardrobe while bedroom 3, another well-proportioned bedroom offers ample space for free-standing bedroom furniture. The family bathroom dazzles with a crisp white suite, accentuated by bold red tiles, delivering a chic and vibrant touch.

The garden, an expansive outdoor haven, laid to lawn with paved areas and secluded by tree for extra privacy presents an outdoor kitchen area, various seating spaces for relaxation or social gatherings, a tranquil water feature, wood store, green house and two garden sheds for additional storage. With the inclusion of a summer house, this is an extraordinary space for any family.



Gas heating and double glazing enhance the comfort of this home, which is move-in ready and waiting to welcome a family to its beautifully styled embrace. An impressive, not-to-be-missed opportunity, 115 Glenburn Gardens represents the epitome of a dream family abode.

Extras: Floor coverings, blinds, light fittings, white goods including integrated oven, hob, dishwasher washing machine and free-standing fridge/freezer, outdoor barbeque, wood store, greenhouse, water feature, summer house and two garden sheds.

The furniture is available by a separate negotiation.



Location: Whitburn is a picturesque village situated in the heart of West Lothian. Known for its welcoming community and scenic surroundings, Whitburn offers a blend of charm and modern conveniences making it a charming place to live.

Whitburn is strategically positioned along the M8 motorway, providing excellent connectivity to major cities such as Edinburgh and Glasgow. This prime location ensures that residents can enjoy the tranquillity of village life while having easy access to urban amenities. The nearby towns of Bathgate and Livingston offer additional shopping, dining, and entertainment options.

The village boasts a tight-knit community with a friendly atmosphere. Local amenities include a variety of shops, cafes, restaurants, and essential services, ensuring that daily needs are easily met. For families, there are well-regarded primary and secondary schools in the vicinity, contributing to the areas appeal for those with children.

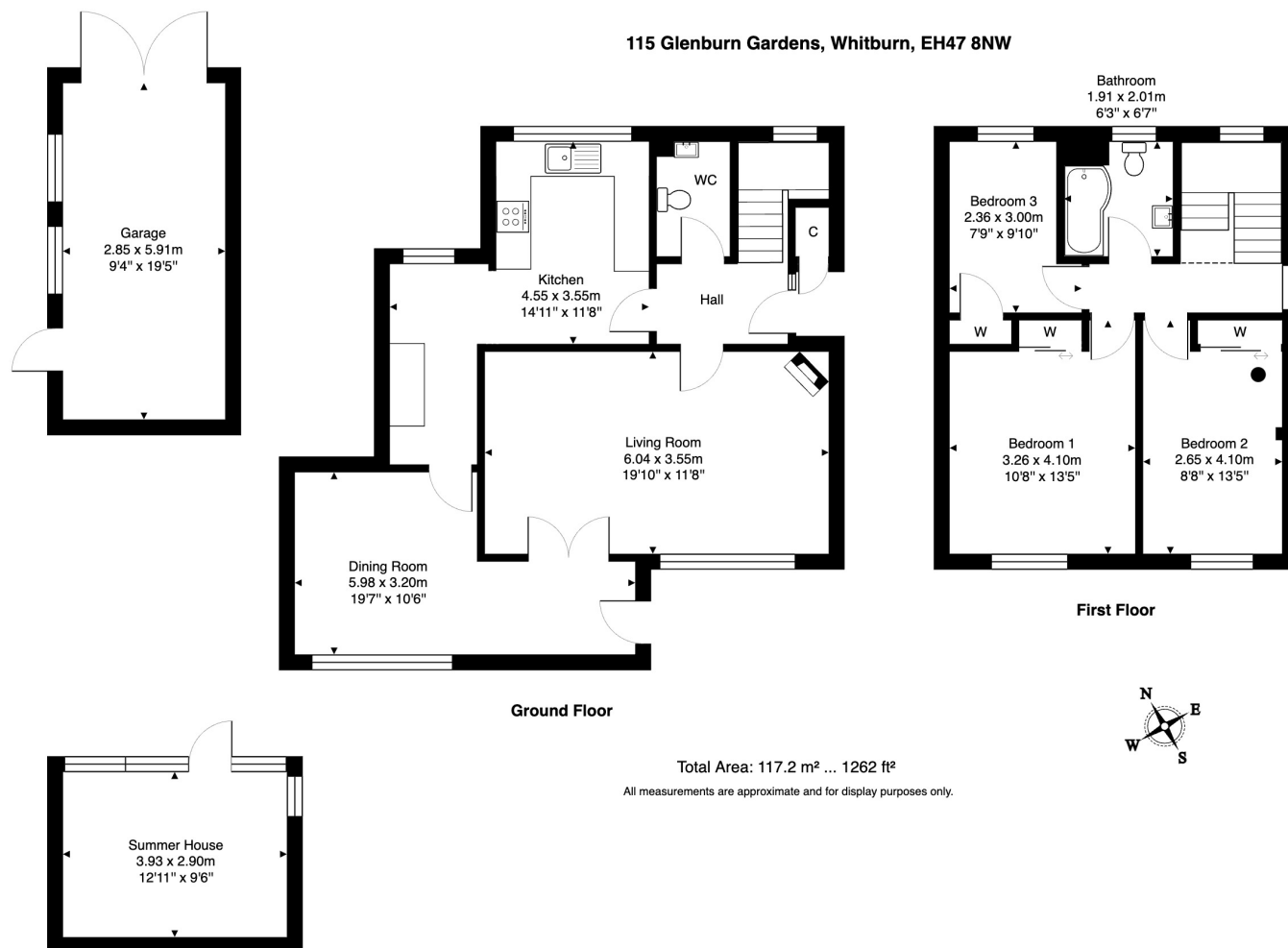


Whitburn is surrounded by beautiful countryside, providing ample opportunities for outdoor activities. The nearby Polkemmet Country Park is a popular destination, featuring scenic walking trails, a golf course, and a children's play area. Residents can also enjoy leisurely strolls or bike rides along the many paths that weave through the lush landscape.

Public transport services are well-established, with regular bus routes connecting Whitburn to neighbouring towns and cities. The nearby Bathgate and Armadale train stations offer additional convenience for commuters, making it easy to travel for work or leisure.

Whether you are looking to raise a family, commute to nearby cities, or simply enjoy a peaceful lifestyle, Whitburn provides an ideal setting.





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