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solicitors & estate agents



20 Gleneagles Court
Whitburn, EH47 8PG

£375,000



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Description

FIXED PRICE

This stunning detached villa is located in a sought-after residential estate on the edge of Whitburn, offering spacious and flexible living over two floors. The property boasts a large plot with a well-maintained garden and a driveway leading to the garage. The interior is immaculately presented and features high-quality fixtures and fittings throughout.

The ground floor comprises a welcoming entrance hall, a bright and airy lounge with floor-to-ceiling windows and a gas fireplace, a modern fitted kitchen with an island, integrated appliances and an open-plan dining area, a separate dining room and a study that could be used as additional bedrooms, and a stylish bathroom with a separate shower cubicle. The first floor hosts a spacious master bedroom with a Juliet balcony, a dressing area with ample storage space and an en suite bathroom with a bath. There are also two more double bedrooms on this level.

The property benefits from gas central heating, double glazing, fresh decor and good storage. It is ideally situated close to local amenities, schools, and transport links. Viewing is highly recommended to appreciate the quality and size of this superb home.

Outside

This property boasts a substantial garden that offers a serene and secluded retreat from the busy world. The garden is well-maintained and features a lush lawn, a variety of plants and flowers, and a patio

area for relaxing or entertaining. The garden is surrounded by a high hedge row that provides privacy and shelter from the wind. Whether you are looking for a place to enjoy nature, have a barbecue, or grow your own vegetables, this garden has it all.

Local Area

Whitburn is a popular town centrally situated in West Lothian. Livingston and Bathgate are 15 minutes and 10 minutes by car respectively and easy access to the M8 and M9 motorway networks ensures swift travel times throughout the Central Belt and beyond. The opening of the new train stations in Armadale and Bathgate provide frequent high-speed links to Glasgow and Edinburgh. Whitburn offers a good range of local shops. Whitburn is just a short drive to Armadale which has rail links to Glasgow and Edinburgh

Lounge

18'4" x 18'4" (5.6 x 5.6)

Kitchen

12'4" x 11'8" (3.78 x 3.58)

Dining Area

9'2" x 9'3" (2.8 x 2.83)

Dining Room / 4th Bedroom

14'8" x 13'8" (4.49 x 4.18)

Study/5th Bedroom

10'8" x 9'4" (3.26 x 2.87)

Bathroom

7'2" x 12'9" (2.2 x 3.90)

Hallway

22'3" x 7'2" (6.8 x 2.2)

Master Bedroom
14'9" x 16'0" (4.5 x 4.9)

Dressing Area
14'9" x 5'8" (4.5 x 1.74)

En Suite Bathroom
8'9" x 10'10" (2.67 x 3.31)

Bedroom 2
9'3" x 14'5" (2.82 x 4.4)

Bedroom 3
11'10" x 8'8" (3.62 x 2.65)



Road Map



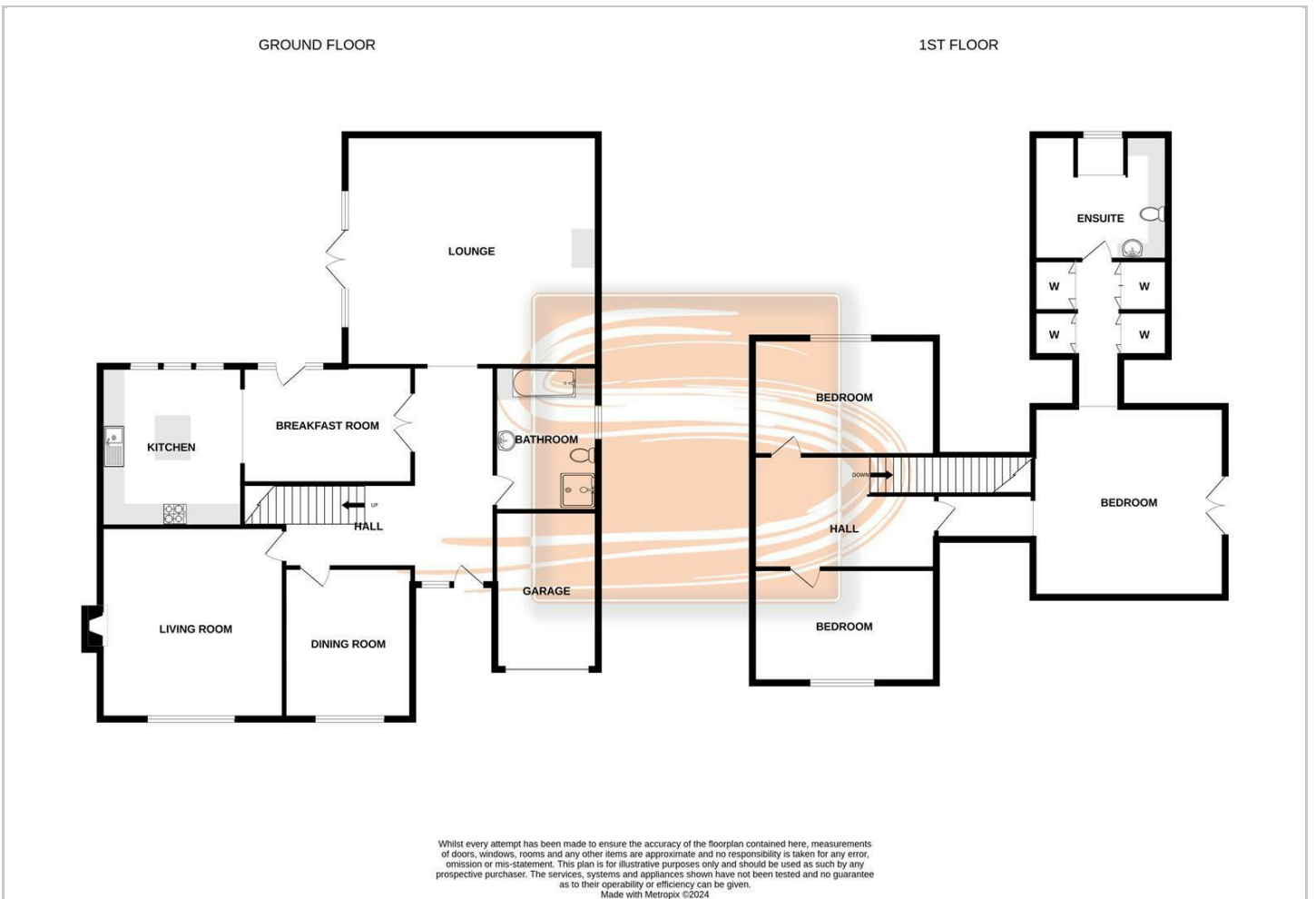
Hybrid Map



Terrain Map



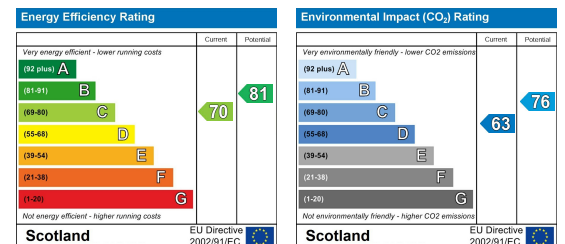
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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