



## 71 Glenburn Gardens

Whitburn, EH47 8NN

Offers over £190,000



Situated within a desirable residential location on the eastern edge of Whitburn, this 3 bedroom semi-detached property offers an excellent choice for first time buyers or young families looking to take their next step up the property ladder. Glenburn Gardens is within an established and peaceful part of the town, surrounded by scenic woodland walks yet within easy reach of schooling, shops and amenities. Commuters will love Whitburn's central position along the M8 corridor, with a choice of junctions providing swift travel to Edinburgh and Glasgow. Whitdale Primary and Whitburn Academy are both found within short walking distance, perfect for a family who are looking to put down roots. The exciting Heartlands development at the west of the town centre continues to bring national stores and food outlets to the area, complimenting the existing offering found in the town centre.



## Client Comments

"A three bedroom property with very spacious living room/dining room. Front and back garden with a garage and shed and the back garden opening to woodland. The location blends convenient access to facilities in Whitburn with tranquil nature as the back garden leads directly to a path through the woods into Blaeberry Woods."

## Description

The property itself is brought to the market with no onward chain, perfectly suiting those looking to move quickly and hassle free. Comprising over 900 sqft of accommodation, the size is best suited to a young family starting out on their property journey and features 3 good sized rooms to allow space to grow, with fitted storage available to each bedroom to store everyday essentials. The property enjoys a bathroom with 3 piece suite to the first floor and a ground floor WC, offering convenience to suit a busy family. The fitted kitchen is equipped with a range of storage cabinets alongside appliances that can remain as a part of the sale if desired by the new owner. A spacious main living and dining room spans the rear of the property and is a comfortable space to relax or entertain. Patio doors leads out to the rear garden to create a seamless indoor-outdoor lifestyle for the warmer weather. The enclosed rear garden is a blank canvas for the new owner to develop, with a shed available for outdoor tools or furniture. A gate leads out to great country walking routes, perfect to explore with children or furry friends. A driveway allows off-street parking for a handful of cars, with garage providing additional parking or storage potential.

## Location

A former mining town with a real sense of community, Whitburn enjoys an equidistant position to Edinburgh and Glasgow to offer an excellent base for commuters. Within its traditional Main Street you will find a range of amenities to cater for everyday needs, including independent and national traders, a fitness centre with swimming pool, health centre with pharmacy and a partnership centre which incorporates the town library. There is schooling for all ages from nursery to secondary level, whilst nearby Polkemmet Country Park is a sprawling 168 acre visitor attraction for all the family to enjoy. An M8 junction offers easy access to Scotland's busiest motorway, whilst Armadale train station can be found two miles to the north conveniently linked by footpath.

Living Room / Dining Room 19'7" x 11'2" (5.97m x 3.42m)

Kitchen 11'7" x 8'9" (3.54m x 2.67m)

WC 6'7" x 4'3" (2.03m x 1.30m)

Bedroom 1 13'6" x 10'10" (4.12m x 3.32m)

Bedroom 2 13'6" x 8'5" (4.12m x 2.59m)

Bedroom 3 9'8" x 6'9" (2.95m x 2.07m)

Bathroom 6'2" x 5'9" (1.90m x 1.77m)

## Extras

The white goods and furniture currently in the house can be kept by the purchaser or removed if not wanted.

## Key Info

Home Report Valuation: £195,000

Total Floor Area: 85m<sup>2</sup> (915 ft<sup>2</sup>)

What3words: ///animates.delusions.cleans

Parking: Driveway & Garage

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: D

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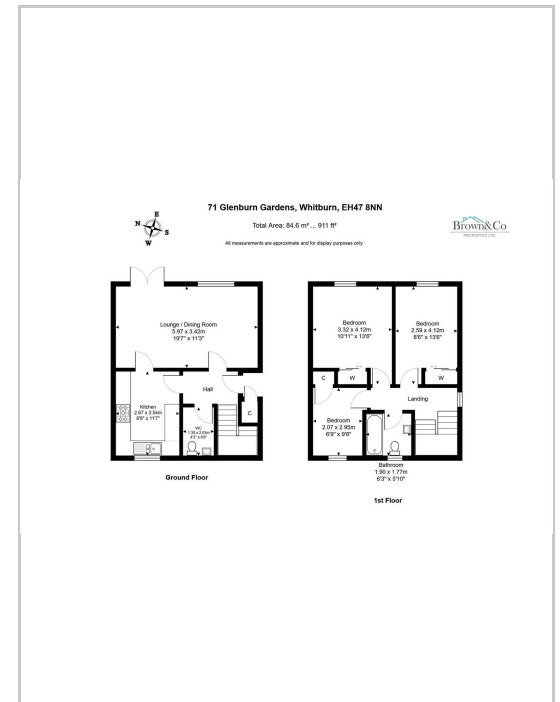
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## Area Map



## Floor Plans



## Energy Efficiency Graph

