



## 93 Glenburn Gardens

Whitburn, EH47 8NN

Offers over £199,000



Posing an ideal choice to buyers looking to enter or move up the property market, this well-presented 3 bedroom semi-detached property lies in a desirable residential location on the quiet eastern edge of Whitburn. Glenburn Gardens is a popular location for buyers of varying circumstances, close to major transport links and within easy walking distance of the town centre and a handy selection of schooling for all ages. Scenic walking and cycling routes surround the street and link into neighbouring communities, perfect for buyers keen to explore the area. Whitburn Community Centre and play park is around 1 mile walk from the property, whilst sprawling Polkemmet Country Park can be found at the opposite end of the town and is a much loved attraction for all to enjoy.



### Client Comments

"Its such a quiet street and its great for families. We have done a lot to the property and made sure it is to a high standard, with the full house stripped back to the brickwork and lots upgraded."

### Description

The property itself has been extensively upgraded to a high standard by the present owner during recent years, offering a turn-key home for the new owner to move in with ease. The property enjoys an open plan living and dining room, perfect for everyday relaxing or hosting family gatherings and meals. Patio doors lead out to the conservatory which offers an additional living or dining space to enjoy throughout the year. The fitted kitchen features a range of storage cabinets and a pantry cupboard, offering space for all the essential appliances. A porch has created a spacious entrance hallway, ideal for shoe and jacket storage or for a young family maneouvering a buggy. Upstairs, a glass balustrade is a striking feature whilst the bathroom comprises a contemporary 3 piece suite and tiling. Three well proportioned bedrooms are well suited to couple or growing family, with each of the rooms comfortably holding a double bed at present. Fitted storage can be found to bedrooms 1 and 3. A full new heating system including combi boiler and radiators, alongside new double glazing and an upgraded consumer unit have all been installed within the past 4 years, taking care of major expenses within the home and ensuring the new owner does not have that to worry about. Externally, the property features a driveway and detached garage, allowing off-street parking for a handful of vehicles and good storage space. The south facing rear has been landscaped with easy maintenance in mind with an artificial lawn and decked terrace available for enjoying the best of the summer sunshine.

### 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 13'5" x 10'1" (4.11m x 3.09m)

Kitchen 11'5" x 8'2" (3.49m x 2.49m)

Dining Room 11'5" x 8'1" (3.49m x 2.48m)

Conservatory 10'9" x 9'8" (3.29m x 2.95m)

Bedroom 1 12'5" x 8'4" (3.80m x 2.56m)

Bedroom 2 11'5" x 10'0" (3.49m x 3.06m)

Bedroom 3 9'9" x 7'8" (2.98m x 2.36m)

Bathroom 6'0" x 5'4" (1.85m x 1.65m)

### Extras

All blinds, light fittings (minus upper hall light), floor coverings, fridge-freezer and dishwasher included in the sale. Any other items by separate negotiation.

### Key Info

Home Report Valuation: £200,000

Total Floor Area: 82m<sup>2</sup> (885 ft<sup>2</sup>)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: C

### Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

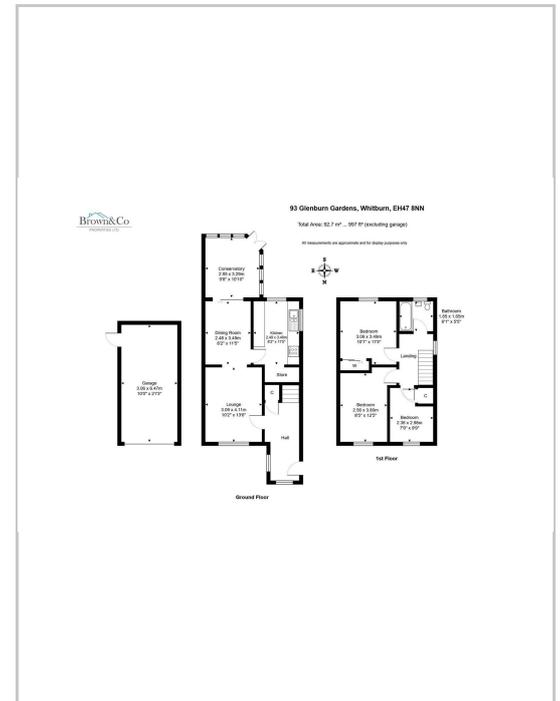
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## Area Map



## Floor Plans



## Energy Efficiency Graph

