



104 Glenmore, EH47 8NR

Whitburn -



HOMETOWN  
ESTATE AGENTS











A bright and beautifully presented one-bedroom home offering modern, low-maintenance living with a private garden, allocated parking and the benefit of being chain-free.

Perfectly positioned within a popular Whitburn location, this charming main-door quatre villa offers an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking an attractive buy-to-let addition. Fresh, neutral and filled with natural light, this move-in-ready home has been thoughtfully maintained and offers a wonderful balance of comfort, practicality and outdoor space.

From the moment you step through the front door, you are welcomed into a bright and airy lounge/diner where natural light fills the space throughout the day. The large front-facing window not only floods the room with light but also enjoys a pleasant outlook over greenery, creating a calm and relaxing atmosphere. The neutral decor provides a fresh and contemporary feel, while the laminate flooring adds to the modern, low-maintenance finish.

The lounge area offers a comfortable space to relax and unwind, while the dining section provides excellent flexibility for modern living. There is space for a small dining table and chairs, creating the perfect spot for enjoying meals, morning coffee or entertaining friends and family. Alternatively, this area could easily be adapted into a home office or study space, ideal for those requiring a dedicated workspace. A staircase rises to the upper level, and access is provided to the kitchen, completing this welcoming and versatile living area.

The kitchen is well-equipped, fitted with a range of base and wall units offering good storage and workspace. Integrated appliances include an oven and hob, with space available for a free-standing washing machine and fridge/freezer, both of which are included in the sale (with no warranty provided). Striking splashback tiling adds a contemporary feature, complemented by patterned vinyl flooring and a front-facing window that brings in further natural light.

Upstairs, the landing provides access to the bedroom and bathroom, along with a generous storage cupboard ideal for keeping everyday essentials neatly tucked away. There is also access to the loft, which benefits from a pull-down ladder and is partially floored, providing valuable additional storage space. The boiler is located within the loft area and was newly installed in June 2026.

The bedroom is a generous double room, offering a peaceful retreat with crisp white walls, fitted mirror wardrobes running along one wall and carpeting underfoot. The neutral styling allows the room to be easily personalised, creating a comfortable space to relax and recharge.

Completing the accommodation is the modern bathroom, fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower over. The room continues the fresh and neutral theme, offering a clean and practical space for everyday living.

Externally, the property continues to impress with a fully enclosed private garden, providing a wonderful extension of the living space. Generously sized and mainly laid to lawn, the garden features a mature apple tree, garden shed included within the sale, and plenty of room to enjoy the outdoors. Whether it is enjoying a morning coffee, relaxing in the sunshine, hosting summer barbecues or simply having your own private outdoor space to unwind, this garden is a real highlight of the property.

The home further benefits from allocated parking for one vehicle, gas central heating, double glazing and cavity wall insulation, helping to create an energy-efficient and comfortable home all year round.

With early entry available, this delightful quatre villa offers the rare combination of a private garden, excellent presentation and a convenient location, making it an ideal choice for anyone looking for a ready-to-enjoy home in Whitburn.

Extras: Floor coverings, light fittings, white goods (no warranty), garden shed, garden tools and shelving in the shed and the garden bench.

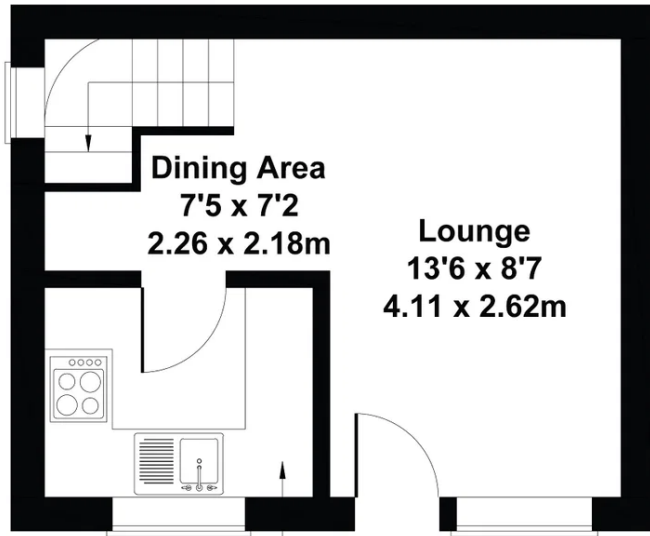




# 104 Glenmore, Whitburn

Approximate Gross Internal Area

459 sq ft - 43 sq m

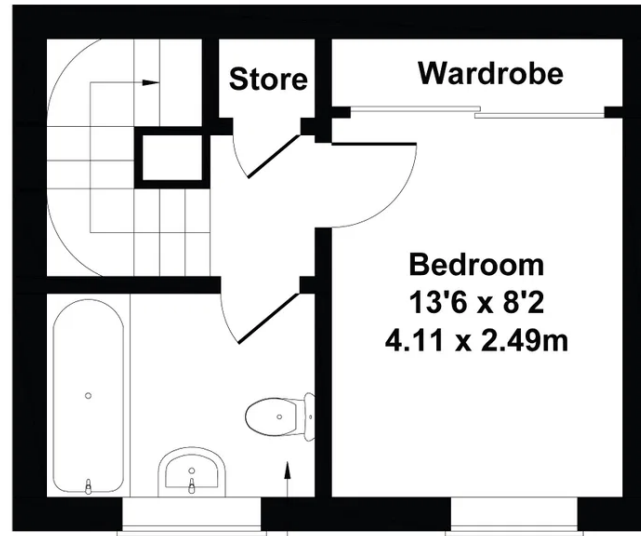


Dining Area  
7'5 x 7'2  
2.26 x 2.18m

Lounge  
13'6 x 8'7  
4.11 x 2.62m

Kitchen  
7'1 x 6'2  
2.16 x 1.88m

## GROUND FLOOR



Store

Wardrobe

Bedroom  
13'6 x 8'2  
4.11 x 2.49m

Bathroom  
7'5 x 6'0  
2.26 x 1.83m

## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

