



81 Glenburn Gardens

Whitburn, EH47 8NN

Offers over £200,000



CLOSING DATE TUES 7TH JULY AT 12 NOON Located within popular Glenburn Gardens on the eastern edge of Whitburn, this 3 bedroom semi-detached property offers an excellent choice for buyers in search of their first or next time home. The sought after residential location has long proved desirable to buyers of all ages and lies on the peaceful outskirts of the town, surrounded by scenic countryside walks and trails, yet remaining within easy reach of the shops, range of schooling and transport links that are readily available in the town. For those with a family, Whitdale nursery and primary school is around a 10 minute walk, with Whitburn Academy a further 10 minutes beyond as is the town centre. Easy access to the M8 is found at either junction 4 in East Whitburn or 4a at Heartlands services, perfectly assisting buyers who commute between Edinburgh or Glasgow.



Client Comments

"We've loved living here for its bright, welcoming feel and the sense of space throughout the home. The area has a friendly community atmosphere, with great local amenities, green spaces, and excellent transport links, making it a wonderful place to call home."

Description

The property itself is tastefully presented throughout and ready for the new owner to move right in. Featuring a preferred south facing rear, the garden has been upgraded with composite decking and stone chippings, allowing easy maintenance and a space that is to be savoured throughout the sunny weather, be it for children to play or to enjoy alfresco dining. A multi-car driveway offers excellent off-street parking, whilst a detached garage offers further secure parking or storage needs. Internally, the property offers well-proportioned room sizes that are ideal for a couple or young family to enjoy, with a generous living and dining space spanning the full width of the rear to aid everyday relaxing or family meals. The fitted kitchen comprises a range of storage cabinets alongside space for all the essential appliances, with an adjacent WC perfect for daily convenience. Upstairs are 3 good sized rooms, ideal for family arrangements or hosting home working space, with each of the bedrooms enhanced by fitted wardrobes to provide good storage options. The stylish bathroom features a 3 piece suite and contemporary tiling, with electric shower mounted above the bath to meet the needs of busy family life. Gas central heating via a regularly serviced combi boiler and double glazing throughout, adds to the practical comfort and efficiency of the home.

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 19'9" x 12'0" (6.04m x 3.67m)

Kitchen 11'6" x 8'11" (3.52m x 2.72m)

WC 6'5" x 4'2" (1.96m x 1.28m)

Bedroom 1 13'8" x 10'9" (4.17m x 3.30m)

Bedroom 2 13'8" x 8'7" (4.17m x 2.62m)

Bedroom 3 9'10" x 7'8" (3.02m x 2.34m)

Bathroom 6'9" x 6'5" (2.08m x 1.96m)

Extras

All blinds, light fittings, floor coverings, integrated kitchen appliances included in the sale. CCTV system, Garage racking and super king size bed frame are available for an additional amount.

Key Info

Home Report Valuation: £205,000
Total Floor Area: 85m2 (915 ft2)
What3words: ///hiking.remaining.rockets
Parking: Driveway & Garage
Heating System: Gas
Council Tax: C - £2026.59 per year
EPC: C

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Area Map



Floor Plans



Energy Efficiency Graph

