



**CastleBrae**  
SALES & LETTING

45 GLENISLA COURT, WHITBURN, WEST LOTHIAN,  
EH47 8NX  
OFFERS OVER £183,000





## FULL DESCRIPTION

A Well-Proportioned Two Bedroom Semi-Detached Home with Large Detached Garage.

CastleBrae Sales & Letting are delighted to present 45 Glenisla Court, a charming two-bedroom semi-detached property located within a popular residential area of Whitburn. This attractive home offers spacious accommodation, practical outdoor space, and a substantial detached garage/workshop, making it an excellent opportunity for a variety of buyers.

Whether you are a first-time buyer, small family, downsizer, or someone seeking a property with useful workshop or storage space, this home offers flexibility, comfort, and convenience in equal measure.

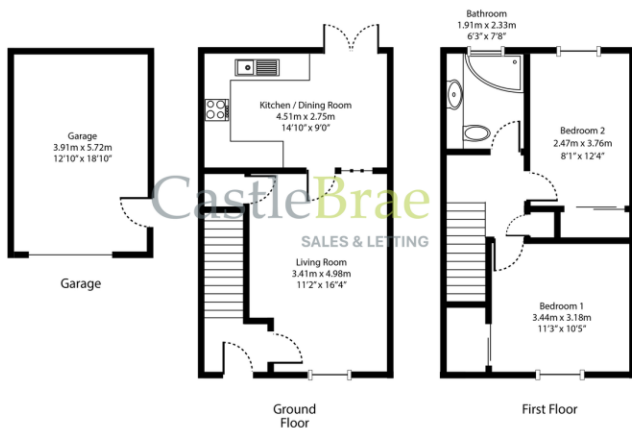
The property enjoys a peaceful position within a well-established neighbourhood, while still being within easy reach of schools, shops, cafés, and major commuting routes including the nearby M8 motorway, which connects Edinburgh and Glasgow.

### Entrance and First Impressions

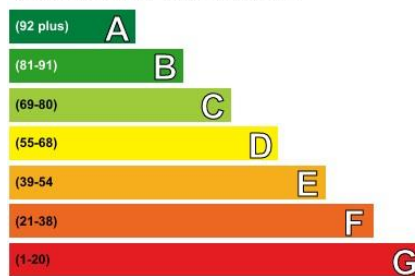
Approaching the property, you are welcomed by a neat frontage and private driveway, offering convenient off-street parking. The semi-detached layout provides a sense of space and privacy, while the driveway leads to the impressive detached garage/workshop, which is a particularly valuable feature rarely found with homes of this type.

This additional building provides excellent storage space and could be used for a range of purposes including:

- A workshop for hobbies or DIY
- Secure vehicle storage



Very energy efficient - lower running costs



Current	Potential
72	82

Not energy efficient - higher running costs