



## 53 Glenburn Gardens

Whitburn, EH47 8NL

Offers over £193,000



Set within a quiet cul-de-sac position in desirable Glenburn Gardens in Whitburn, this well maintained 3 bedroom semi-detached property poses an excellent choice for buyers making their first step onto the property ladder. The popular development sits on the leafy eastern edge of the town, surrounded by scenic walking routes for those keen to explore the region. Young families will enjoy easy access to Whitdale Primary and Whitburn Academy on foot, whilst much loved Whitburn Community Centre and playpark can similarly be easily found in around 10 minutes walking distance. Commuters will find Whitburn particularly well placed, with an equi-distant position to Edinburgh and Glasgow along the M8 corridor. A train station in neighbouring Armadale is linked by handy cycle path from the town.



## Description

The property itself offers well maintained accommodation that is ready for the new owner to move right in. A tarmac driveway offers excellent off-road parking, with generous front lawn offering pretty kerb appeal on arrival. A south facing rear garden has been slabbed for easy maintenance, allowing a good opportunity to make the most of the sunny weather. Internally, the property benefits from a spacious open plan living and dining room, offering comfortable everyday living and space for family meals. The fitted kitchen comprises a range of storage cabinets and integrated appliances, with pantry store set up for laundry requirements and housing the gas fired boiler. On the upper level, the 3 bedrooms offer space for a family of varying size with 2 larger doubles and a smaller single with fitted wardrobes that would pose an ideal nursery or home study. The shower room boasts a modern 3 piece suite alongside a rainfall mixer shower. Gas central heating and double glazing provide further practical comfort, with the windows and external doors replaced between 2024 and 2025.

## 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.

Livingroom 13'5" x 10'1" (4.10m x 3.09m)

Dining Room 12'6" x 8'3" (3.83m x 2.54m)

Kitchen 11'2" x 7'11" (3.41m x 2.42m)

Bedroom 1 14'4" x 9'10" (4.38m x 3.01m)

Bedroom 2 11'7" x 9'10" (3.55m x 3.01m)

Bedroom 3 10'4" x 7'10" (3.17m x 2.39m)

Shower Room 6'8" x 6'4" (2.04m x 1.95m)

## Extras

All blinds, light fittings, floor coverings, fitted appliances and bedroom wardrobes included in the sale.

## Key Info

Home Report Valuation: £195,000

Total Floor Area: 79m<sup>2</sup> (850 ft<sup>2</sup>)

What3words: ///lilac.standard.plant

Parking: Driveway

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.

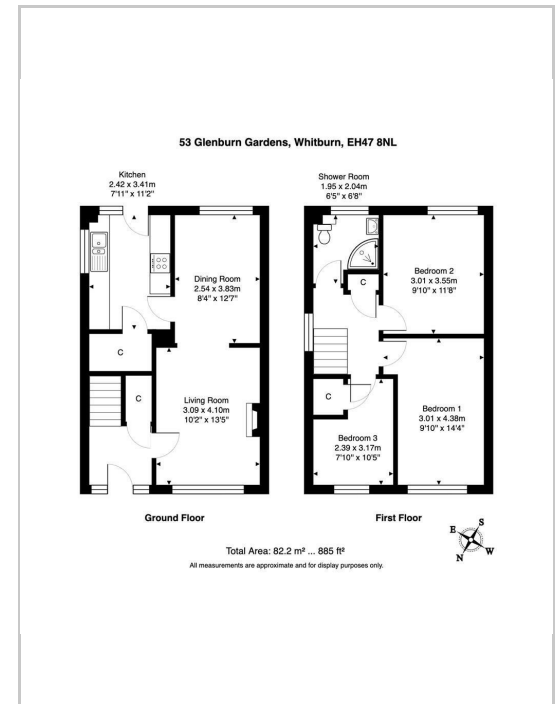
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or check out our "Book Valuation" request on our website. A PDF copy of the home report can also be downloaded directly from our website. A video tour can be found on within the advert and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

## Area Map



## Floor Plans



## Energy Efficiency Graph

