



33 Gareloch Way

Whitburn, EH47 0RT

Offers over £112,000



Nestled within a popular residential location in Whitburn, this freshly presented 2 bedroom ground floor flat offers move-in-ready accommodation perfectly suited to first-time buyers, downsizers and investors alike. Gareloch Way enjoys a convenient position within Whitburn, providing easy access to a wide range of local amenities, supermarkets, schooling, leisure facilities and excellent transport connections. The nearby M8 motorway network offers convenient commuting to both Glasgow and Edinburgh, making this an ideal location for those seeking the perfect balance of town and city living.



Description

The property boasts a bright and spacious lounge, flooded with natural light from the sliding patio door to the rear and provides an inviting space for both everyday living and entertaining guests. The recently replaced fitted kitchen is well-appointed with a range of contemporary units, generous worktop space and room for appliances, creating a practical yet attractive environment for cooking and dining. Two larger stores offer further storage for daily items. Both bedrooms are generously proportioned doubles with neutral décor and fresh carpet flooring, offering comfortable accommodation with a fitted cupboard to bedroom 2 housing the boiler. A 3 piece shower-room with low maintenance wet wall boards completes the accommodation. Further features include gas central heating, double glazing throughout, a large walk-in storage cupboard off the hallway and a recent upgrade to the roof and render. Externally, the property benefits from an enclosed private garden to the rear, offering a peaceful spot to enjoy a morning cuppa or relax to soak up the sunny weather. Residents parking can be found nearby whilst a bus stop can be located adjacent to East Main Street.

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.

Hallway 11'3" x 4'1" (3.44m x 1.26m)

Living Room 13'5" x 13'1" (4.11m x 4.00m)

Kitchen 10'2" x 9'11" (3.12m x 3.04m)

Bedroom 1 13'4" x 10'8" (4.07m x 3.26m)

Bedroom 2 13'4" x 8'2" (4.07m x 2.50m)

Shower Room 6'7" x 5'6" (2.02m x 1.70m)

Extras

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

Key Info

Home Report Valuation: £115,000

Total Floor Area: 65m² (700 ft²)

What3words: ///shelters.clocks.myths

Parking: Shared

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: C

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Area Map



Floor Plans



Energy Efficiency Graph

