Brown&Co
PROPERTIES LTD

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27 Glenisla Court

Whitburn, EH47 8NX

Offers over £195,000

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Located on the quiet eastern edge of Whitburn and situated within a desirable residential development, this 2 bedroom semi-detached property poses an excellent choice for buyers at varying stages of their ownership journey. Offered to the market with no onward chain, the property is ideal for couples or a young family looking to move with minimal fuss. Glenisla Court is a privately built estate comprising of a variety of size and style of home, well placed for commuting throughout the central belt and within easy reach of a range of local amenities and schooling for all ages. Scenic countryside walking and cycling routes surround the area, linking to the town centre and neighbouring communities to offer the perfect spot to explore with children or furry friends.







Description

The property itself is neatly presented throughout and ready for the new owner to move right in and enjoy. The accommodation offers a well-proportioned footprint that includes 2 double bedrooms, both enjoying the addition of fitted wardrobes for good everyday storage options. A spacious main living room is complimented by a dining kitchen, whilst to the rear a conservatory addition offers a further living space that overlooks the rear garden. A recently upgraded shower room features contemporary sanitary-ware and wet-wall paneling, with chrome mixer shower and LED mirror some further modern touches. Gas central heating and double glazing throughout offer further practical comfort, with the combi boiler mounted within a kitchen cupboard. Externally, there is low maintenance garden grounds to the front, side and rear with a driveway allowing for off-street parking for a couple of cars. The south facing rear aspect receives good sunshine throughout the summer months, with timber shed available for storage of any external items and tools.

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.

Lower Hallway 4'11" x 3'11" (1.52m x 1.20m)

Living Room 16'4" x 11'2" (4.99m x 3.42m)

Kitchen 14'7" x 8'11" (4.47m x 2.72m)

Conservatory 9'6" x 9'4" (2.91m x 2.87m)

Upper Hallway 6'7" x 6'2" (2.03m x 1.90m)

Bedroom 1 11'3" x 10'5" (3.45m x 3.19m)

Bedroom 2 12'6" x 8'1" (3.83m x 2.48m)

Shower Room 7'9" x 6'2" (2.37m x 1.88m)

Extras

All lights fittings, blinds and curtains will be included in the sale. The sofas, washing machine, fridge freezer, beds etc and everything else in the house are for sale so can be negotiated separately if desired.

Key Info

Home Report Valuation: £200,000
Total Floor Area: 71m2 (765 ft2)
What3words: ///accented.clasping.tune
Parking: Driveway
Heating System: Gas
Council Tax: C - £2026.59 per year
EPC: C

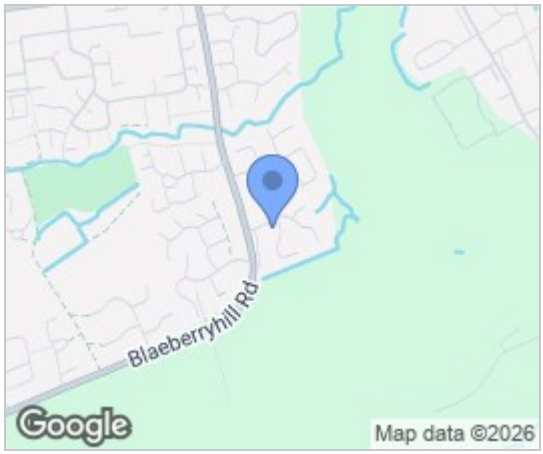
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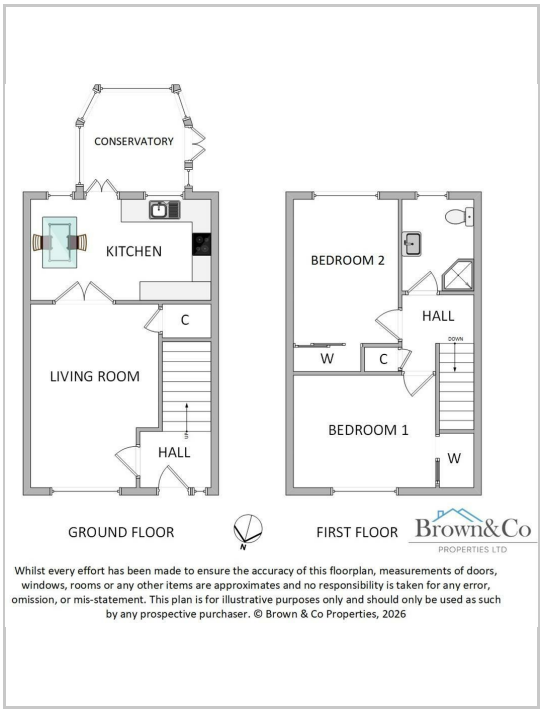
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Area Map



Floor Plans



Energy Efficiency Graph

