



82 Glenmore

, Whitburn, EH47 8NR

Offers over £79,000



CLOSING DATE WED 22ND APRIL AT 12 NOON Set within a quiet residential area of Whitburn and providing accommodation that poses a good option for investors looking to add value, this 2 bedroom first floor flat is offered to the market with no onward chain. Glenmore lies on the eastern edge of the town, within walking distance of a range of schooling and the amenities of the town centre. Buyers commuting for work will enjoy the central location along the M8 corridor, with a junction at each end of the town and a train link in neighbouring Armadale. The flat in particular is tucked at the end of the development, close to parklands and a range of walking routes that link throughout the town, whilst also enjoying the benefit of an allocated parking space.



Client Comments

"The property is situated in very quiet cul-de-sac, immediately adjacent to and overlooking the White Burn Wander pathway. Its within walking distance of all main town facilities. Plenty of storage space - wall length fitted wardrobes in both double bedrooms, 2 hallway cupboards and partially floored large roof space. I have a privately owned parking space too whilst the house is exceptionally placed for commuting to Edinburgh and Glasgow via M8 and also North bound via M9/90."

Description

The property is now in need of upgrading throughout but is attractively priced at a discount to similar recent sales in the vicinity (sales evidence detailed below) showcasing an ability for a buyer to add a return on their investment. Two double bedrooms both enjoy fitted wardrobes, with a further cupboard available in the hallway for everyday needs. The attic is partially floored with handy drop-down ladder for additional storage purposes. A good sized living room alongside a kitchen and bathroom are ready for the new owner to lay down their own mark. Electric storage heaters are fitted to the property but there is mains gas available within the area, allowing the buyer the choice to upgrade to a heating system that suits their own needs. An allocated parking space can be found in the car park to the side, whilst an open garden ground at the rear right of the building could be enclosed for a space to develop and enjoy the sunny weather.

Comparable Sales – Glenmore: No. 88, £125,000 in November 2025. No. 90, £95,312 in August 2025. No 86, £110,000 in September 2024. No 41 Glenalmond, £118,000 in July 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.

Upper Hallway 10'2" x 3'4" (3.10m x 1.04m)

Living Room 15'7" x 11'6" (4.76m x 3.53m)

Kitchen 9'8" x 8'3" (2.96m x 2.53m)

Bedroom 1 11'7" x 9'0" (3.55m x 2.76m)

Bedroom 2 9'4" x 8'7" (2.87m x 2.62m)

Bathroom 6'7" x 6'3" (2.02m x 1.91m)

Key Info

Home Report Valuation: £80,000

Total Floor Area: 57m² (570 sqft)

Heating System: Electric

What3words: ///stumble.obtain.differ

Parking: Allocated

Potential Rental: £850-900pcm

Council Tax: B - £1645.65 per year

EPC: D

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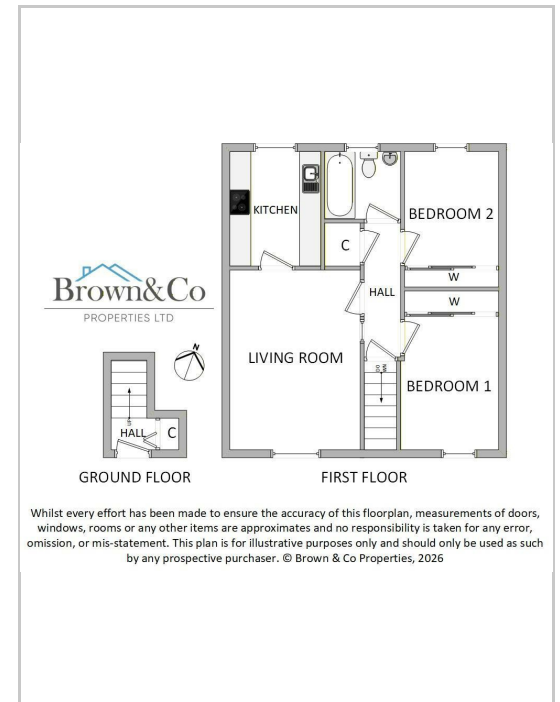
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Area Map



Floor Plans



Energy Efficiency Graph

