



55a, Glenalmond, Whitburn

Offers Over £300,000



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Beautifully presented and exceptionally spacious throughout, this stunning three bedroom detached home offers the perfect blend of contemporary style, versatile living and turnkey convenience.

Occupying a generous plot within the highly desirable Glenalmond development in Whitburn, the property boasts a superb open plan living and dining space, a stylish modern kitchen with separate utility room, a luxurious ground floor bedroom suite and beautifully landscaped gardens, making it an ideal home for a wide range of buyers.

Step inside and you are welcomed by a bright and inviting entrance hallway, finished in crisp neutral tones and complemented by stylish wood effect flooring that flows seamlessly throughout much of the ground floor. The immaculate presentation immediately sets the tone for the quality and care evident throughout the home.

The true heart of the property is the impressive open-plan lounge and dining room, a magnificent space extending over 27 feet in length and perfectly designed for modern family living. The lounge area is beautifully finished with luxurious plush carpeting, fresh contemporary décor and a large front facing window that floods the room with natural light. There is an immediate sense of space and comfort, creating the perfect setting for both relaxing evenings and entertaining guests.

The dining area flows effortlessly from the lounge and offers ample room for a substantial dining suite, making it ideal for family gatherings and dinner parties alike. French doors provide direct access to the rear garden while allowing natural light to pour into the room, enhancing the bright and airy atmosphere.

Positioned directly off the dining area is the beautifully appointed kitchen. Finished with sleek white high gloss cabinetry, quality work surfaces, integrated appliances and contemporary fittings, the kitchen combines practicality with modern elegance.



Located just beyond the kitchen is a separate utility room, providing additional storage, laundry facilities and external access, ensuring the main kitchen remains both functional and clutter free.

One of the standout features of the home is the generously proportioned ground floor bedroom suite. Beautifully presented with soft neutral décor, plush carpeting and fitted storage, this versatile room offers flexibility for a variety of lifestyles and could serve as a luxurious principal bedroom, guest suite or accommodation for multi-generational living.

The adjoining en-suite shower room has been finished to an exceptional standard, featuring elegant marble effect wet wall panelling, contemporary vanity storage, modern sanitaryware and a large shower enclosure, creating a stylish hotel-inspired retreat.

Completing the lower level is a beautifully presented cloakroom WC finished with modern fittings and contemporary design.

Ascending the staircase, the bright upper landing leads to two further generous double bedrooms. Both rooms are beautifully decorated and benefit from attractive vaulted ceilings which add character and enhance the feeling of space. Large windows allow natural light to flood each room, creating bright and welcoming spaces.

The principal upper bedroom is particularly impressive, offering excellent floor space and a peaceful retreat, while the second upstairs bedroom benefits from an extensive range of fitted wardrobes, providing superb storage without compromising on style.



Serving the first floor is the contemporary family shower room, finished with modern fittings, a large shower enclosure and stylish décor throughout. The attractive sloping ceiling and Velux window add further character while allowing natural light to brighten the space.

Externally, the property continues to impress. To the front, a substantial monoblock driveway provides generous off-street parking for multiple vehicles. The rear garden has been thoughtfully landscaped to create a beautiful low-maintenance outdoor space, featuring expansive patio areas, decorative stone borders and an immaculate artificial lawn. Fully enclosed and enjoying excellent privacy, it offers the perfect setting for outdoor entertaining, family gatherings or simply relaxing in the sunshine.



Finished to an outstanding standard throughout and offering an exceptional level of flexibility, style and modern convenience, this impressive detached home is a rare opportunity within one of Whitburn's most sought after residential developments.

Situated in the heart of West Lothian, Whitburn is a thriving and highly sought after town that continues to grow in popularity with families and commuters alike. Offering an excellent range of local amenities, the town benefits from a variety of supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services, ensuring all day to day needs are well catered for.

This particular home enjoys a convenient position within the desirable Glenalmond development and is within walking distance of both Whitdale Primary School and Croftmalloch Primary School, making it an ideal choice for families with young children. Secondary schooling is also available nearby at Whitburn Academy.

For commuters, Whitburn is perfectly placed with easy access to the M8 motorway, providing excellent links to both Edinburgh and Glasgow. Nearby train stations at Armadale, Bathgate and Livingston offer regular rail services across the central belt, while an extensive local bus network connects the town to surrounding areas.

Residents can also enjoy a wealth of outdoor and recreational opportunities, with nearby parks, walking routes and countryside trails providing the perfect balance between town convenience and outdoor living.

Combining excellent schooling, superb transport links and a strong sense of community, Whitburn continues to be one of West Lothian's most desirable locations for modern family living.

Home Report Value- £310,000

EPC - B

Council Tax Band - D


Square Ft- 1216/ 113m²

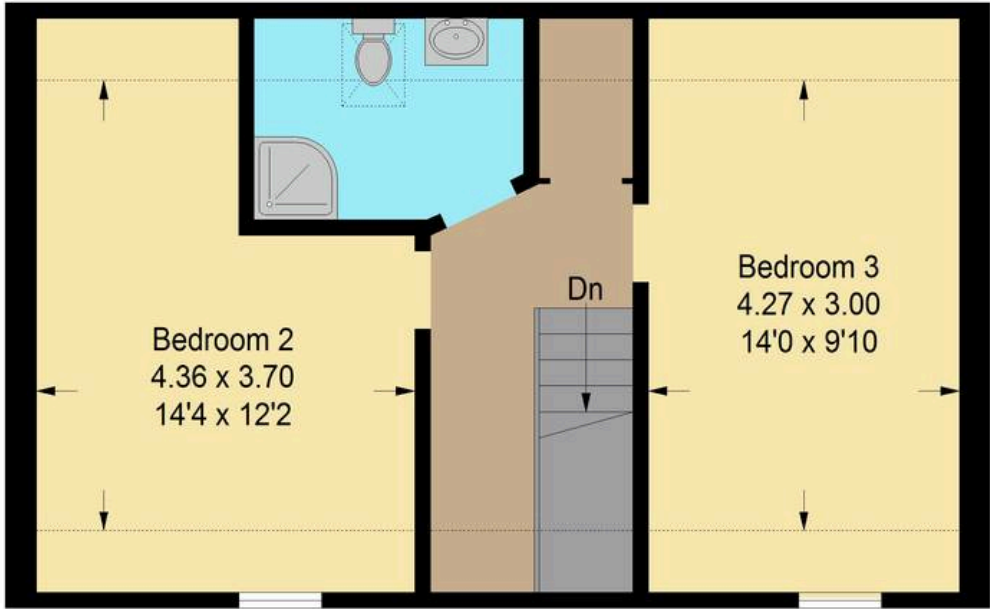


Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1089150 / Ref:88244)



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