



70 Glenalmond

Whitburn, EH47 8NS

Fixed Price £170,000



Located within a peaceful residential development on the eastern edge of Whitburn, this delightful 2 bedroom semi-detached bungalow offers a wonderful opportunity for first time buyers or empty nesters in search of single level living. Glenalmond is a popular and seldom available part of the town, giving buyers a quiet setting that is within easy reach of amenities and transport links. Whitburn enjoys an equi-distant position along the M8 corridor to Edinburgh and Glasgow, with junctions 4 and 4a easily accessible within a few minutes drive from the property. A train station can be found in neighbouring Armadale around 2 miles to the north. The town itself offers a range of shops and amenities to cater for daily needs, with scenic walking routes linking throughout nearby woodland to explore the surrounding areas.



Description

The property itself is tucked down a lane off the residents car park on the right as you enter Glenalmond, with an allocated space in the car-park for number 70. Neatly presented throughout to allow easy entry, the property offers compact accommodation well suited to a single buyer or couple looking to benefit from single storey living. A main living room is a perfect space to relax and unwind, whilst the well-appointed fitted kitchen is equipped with sleek storage, integrated appliances and a breakfast bar to enjoy a morning cuppa or meal. Two similarly sized bedrooms are ideal for everyday requirements, with fitted storage found within the bedroom to the front. Additional storage is available within the floored attic area. A contemporary shower room features 3 piece suite and level access enclosure, housing a chrome rainfall mixer shower. Gas central heating and double glazing offer further practical comfort. Externally, there are enclosed garden grounds to the front and rear, with the private rear garden enjoying a decked terrace for soaking up the sunny weather and garden shed for storage of tools or external furniture.

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.

Entrance 4'9" x 3'11" (1.45m x 1.20m)

Living Room 16'4" x 10'7" (4.98m x 3.23m)

Kitchen 10'10" x 10'6" (3.32m x 3.22m)

Hallway 5'7" x 2'11" (1.72m x 0.91m)

Bedroom 1 10'9" x 8'6" (3.28m x 2.60m)

Bedroom 2 10'8" x 8'7" (3.27m x 2.62m)

Shower Room 7'4" x 5'6" (2.25m x 1.69m)

Extras

All blinds, light fittings, floor coverings, any furnishings within property and appliances included in the sale.

Key Info

Home Report Valuation: £180,000

Total Floor Area: 56m2 (605 ft2)

What3words: ///paddle.shallower.shack

Parking: Allocated; Residents Car-Park

Heating System: Gas

Council Tax: C - £2026.59 per year

EPC: C

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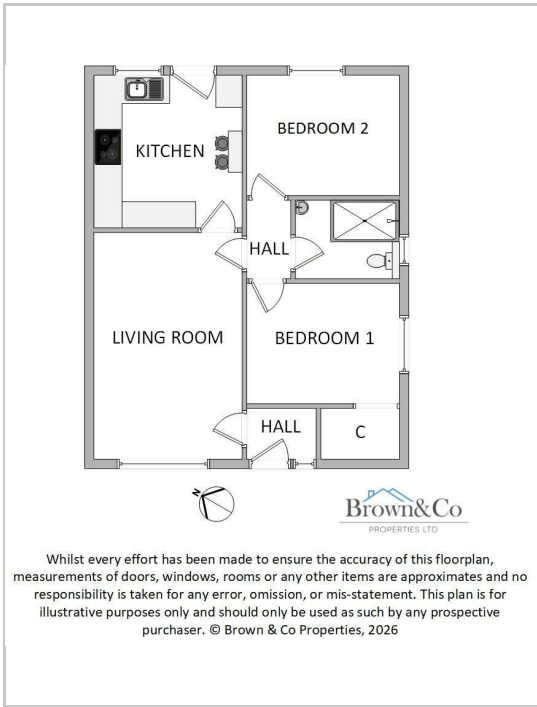
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Area Map



Floor Plans



Energy Efficiency Graph

