



## 41 Glenburn Gardens

Whitburn, EH47 8NL

Offers over £158,000



Located within a desirable residential development on the peaceful outskirts of Whitburn, this 2 bedroom semi-detached property offers a perfect step for buyers entering the housing market. Glenburn Gardens is a popular location on the eastern edge of the town, handy for commuting links and a choice of nearby schooling for those with a family. Whitburn's situation along the M8 corridor makes this an ideal base for travel in and around the central belt, with a further commuting option found 2 miles to the north at Armadale train station that is linked by cycle path from the town centre. Within the town itself is a range of shopping and recreation to cater for everyday needs, whilst excellent walking and cycling routes surround the area allowing for children to explore or to take furry friends out for a long walk.



### Client Comments

"We have loved living in this house for the last 11 years, we started our family here and have lots of happy memories made here. It's in a really quiet cul-de-sac, with great neighbours on both sides, and great walks through the forest behind the house."

### Description

The property itself is tastefully presented throughout and ready for the new owner to move in with ease. A generous main living room offers ample space for everyday relaxation, with large front window allowing lots of natural light to flood in. The modern fitted kitchen offers a range of storage units and space to hold all the essential appliances, with room for a table for a morning cuppa or daily meals. Upstairs is a recently refurbished family bathroom boasting a contemporary 3 piece suite with overhead electric shower and wet wall boards. The 2 double bedrooms are well suited to family living or home working arrangements, with fitted storage available to each room for storing daily necessities. The attic area is partly floored for helping store non-essential items. Gas central heating and double glazing throughout provides further practical comfort. Externally, there is a driveway to allow off-street parking for a handful of cars with additional space available on-street. The enclosed rear garden overlooks the woodland area to the rear, offering privacy and features a slabbed patio and lawn area for enjoying the sunny weather or hosting summer BBQ's with friends and family.

### 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.

Living Room 19'3" x 11'10" (5.88m x 3.63m)

Kitchen 11'10" x 8'2" (3.63m x 2.49m)

Bedroom 1 11'10" x 10'2" (3.63m x 3.11m)

Bedroom 2 11'10" x 8'2" (3.63m x 2.49m)

Bathroom 8'7" x 5'3" (2.64m x 1.61m)

### Extras

All blinds, light fittings, floor coverings, the oven, fridge-freezer, washing machine and storage box in the garden are included in the sale.

### Key Info

Home Report Valuation: £160,000

Total Floor Area: 63m<sup>2</sup> (680 ft<sup>2</sup>)

What3words: ///sooner.pools.voltages

Parking: Driveway

Heating System: Gas

Council Tax: C - £2026.59 per year

EPC: D

### Disclaimer

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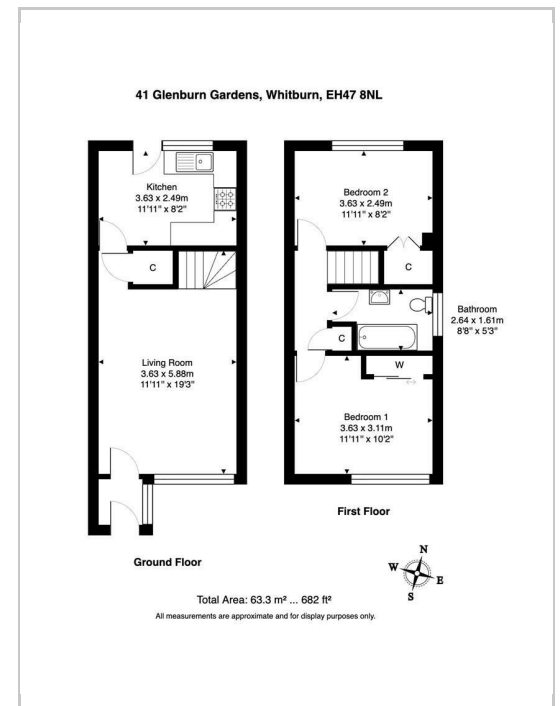
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## Area Map



## Floor Plans



## Energy Efficiency Graph

