



18 Glenburn Gardens

Whitburn, EH47 8NL

Offers over £189,000



Enjoying a cul-de-sac position within this popular development in Whitburn, this 3 bedroom detached property offers great potential for those looking to move up the property ladder. Glenburn Gardens can be found on the eastern outskirts of the town and is a peaceful setting for a young family looking to put down roots. A short walk will lead to nearby Whitdale Nursery & Primary School, with Whitburn Academy also within easy reach for those with teenage children. Whitburn has a convenient equidistant position to Edinburgh and Glasgow along the M8 corridor, perfect for those looking to commute throughout the central belt for work. Local shops and amenities can be found in the town centre, whilst Glenburn is surrounded by scenic countryside walks that link throughout the area.



Description

The property itself is a sizeable 3 bedroom detached, offering an ideal first or next time home for a growing family with good potential to put down your own mark. Three bedrooms include 2 doubles, with a smaller single perfect as a nursery or home office. The living room runs open plan into a dining room, perfect for hosting everyday meals or family gatherings alike. The fitted kitchen is equipped with a range of wall and base storage cabinets with appliances included as a part of the sale. Two large storage cupboards to the ground floor are perfect for everyday essentials, with further cupboard space found to the first floor or by utilising the partially floored attic area. A contemporary shower room with 3 piece suite completes the accommodation whilst gas central heating and double glazing throughout offer further practical comfort. The property enjoys a driveway to the side allowing ample off-street parking, with a detached garage to the rear offering further parking and storage potential. The private back garden overlooks woodland at the rear, featuring a slabbed patio area and lawn for all the family to enjoy.

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 13'5" x 10'5" (4.11m x 3.18m)

Kitchen 11'4" x 7'8" (3.46m x 2.34m)

Dining Room 11'4" x 8'6" (3.46m x 2.60m)

Bedroom 1 13'5" x 8'7" (4.11m x 2.64m)

Bedroom 2 11'4" x 10'0" (3.46m x 3.05m)

Bedroom 3 10'0" x 7'8" (3.06m x 2.34m)

Shower Room 6'3" x 6'0" (1.92m x 1.83m)

Extras

All blinds, light fittings, floor coverings and kitchen appliances included in the sale. Any other item by separate negotiation.

Key Info

Home Report Valuation: £190,000

Total Floor Area: 76m² (820 ft²)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £2115.84 per year

EPC: C

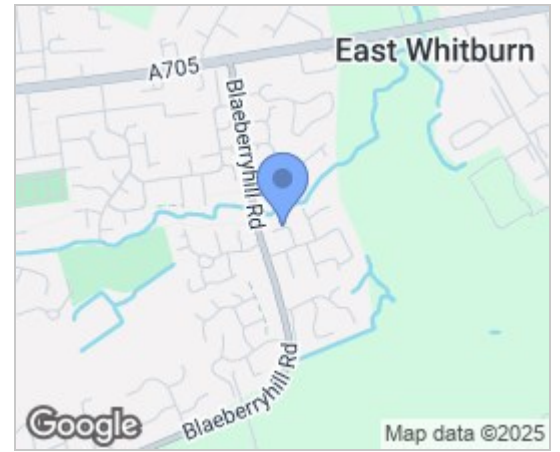
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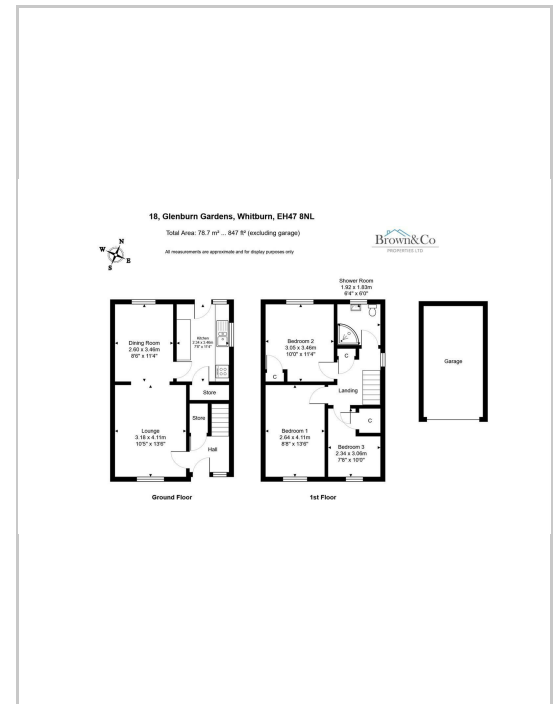
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Area Map



Floor Plans



Energy Efficiency Graph

