



## 129 Glenburn Gardens

Whitburn, EH47 8NW

Offers over £149,000



Occupying a central position within sought after Glenburn Gardens in Whitburn, this 2 bedroom semi-detached property offers a good option for a range of buyer requirements. Set on the peaceful outskirts of the town, the long established location is popular with buyers of all ages and provides a quiet base that is within easy reach of transport links and local amenities. Families will find schooling for all ages within easy walking distance from the property, whilst commuting professionals will enjoy a choice of junctions to the M8 in minutes drive from the property, providing convenient travel throughout the central belt. Whitburn boasts a range of amenities to cater for daily needs, with the exciting Heartlands development continuing to bring national retailers and food outlets to the area. For those keen to get outdoors, scenic walking routes surround the street, linking to the popular Town Walk that spans the length of the town.





Description

The property itself is brought to the market with the benefit of no onward chain, allowing easy entry for the prospective new owner. Perfectly sized for a buyer entering the market, the property similarly poses a good choice to those downsizing to adjust their living arrangements. A spacious main living room offers comfortable space to relax and unwind, with a size big enough to host a table for meals if desired. The fitted kitchen to the rear features a range of storage cabinets for everyday needs, with an oven and washing machine included in the sale. A porch across the decking to the rear provides a covered space to enjoy a morning cuppa or offer shade from the sunny weather. At first floor level are 2 double bedrooms, offering space for a couple or young family to enjoy with fitted storage to each room ideal for storing everyday essentials. A floored and lined attic provides an additional storage space, with handy drop-down ladder for easy access. The bathroom comprises a 3 piece suite and electric shower over the bath with fully tiled walls for easy maintenance. Gas central heating and double glazing throughout offer further practical comfort, whilst a driveway to the side allows off-street parking. A detached garage provides additional parking space or storage of external items. The enclosed west facing rear garden is slabbed for convenience and can be a suntrap throughout the summer months.

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 15'10" x 12'1" (4.84m x 3.70m)

Kitchen 12'1" x 8'7" (3.70m x 2.63m)

Bedroom 1 12'2" x 10'0" (3.71m x 3.05m)

Bedroom 2 12'2" x 8'7" (3.71m x 2.63m)

Bathroom 8'7" x 5'4" (2.62m x 1.63m)

Extras

All blinds (not curtains), cooker, washing machine, fire and fire place, light fittings (not shades) included in the sale.

Key Info

Home Report Valuation: £150,000  
Total Floor Area: 64m2 (690 ft2)  
Parking: Driveway & Garage  
Heating System: Gas  
Council Tax: C - £1880.75 per year  
EPC: D

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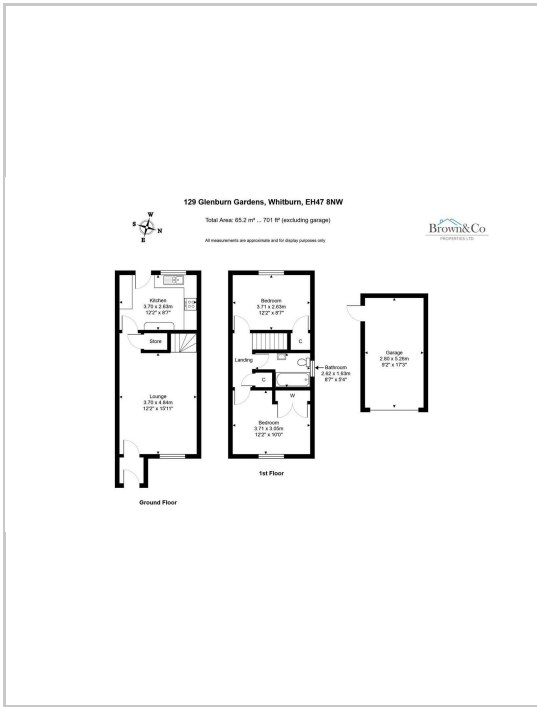
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Area Map



Floor Plans



Energy Efficiency Graph

