



## 77 Glenisla Court

Whitburn, EH47 8NX

Offers over £197,000



We welcome to the market this attractive 2 bedroom semi-detached property, situated within a popular, private development on the peaceful outskirts of Whitburn. Glenisla Court is an established and sought after street at the eastern edge of the town, surrounded by scenic walking routes yet within short walking distance to the local amenities and schooling. Commuters will similarly enjoy the easy access to the M8 motorway with a choice of connections found at opposite ends of the town to offer swift travel throughout the central belt and benefit from the towns equi-distant position to Edinburgh and Glasgow. Great walking routes surround the street for those with a pet or with children keen to explore the surrounding area.



Description

The property is a well presented home offered in turn-key condition and ideal for buyers in search of comfortable accommodation whether entering the marketing or downsizing. An open plan living, dining and kitchen flows seamlessly throughout the ground floor, offering space for everyday relaxing on the sofa or hosting family meals. At first floor level, there are 2 double bedrooms that both enjoy the benefit of fitted wardrobes, with further storage space found elsewhere on both levels of the home. A tastefully refurbished bathroom includes a contemporary 3 piece suite and tiling, with a chrome mixer shower mounted above the bathtub. Gas central heating and double glazing throughout provide further practical comfort, with each of these upgraded from original fittings. A driveway to the side allows the convenience of off-street parking, whilst there are additional shared bays for visitors nearby. An enclosed garden features a sizeable decked terrace and lawn area, perfect for the family to relax or play and to host summer BBQs. A small children's playpark can be found in the street and is ideal for those with a toddler or grandchildren 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 16'4" x 11'2" (4.98m x 3.41m)

Kitchen 14'9" x 9'0" (4.51m x 2.75m)

Bedroom 1 11'3" x 10'5" (3.44m x 3.18m)

Bedroom 2 12'4" x 8'1" (3.76m x 2.47m)

Bathroom 7'7" x 6'3" (2.33m x 1.91m)

Extras

All floor coverings, light fittings, curtains and poles included in the sale. Kitchen items subject to separate negotiation.

Key Info

Home Report Valuation: £200,000  
Total Floor Area: 71m2 (765 ft2)  
Parking: Driveway  
Heating System: Gas  
Council Tax: C - £1880.75 per year  
EPC: C

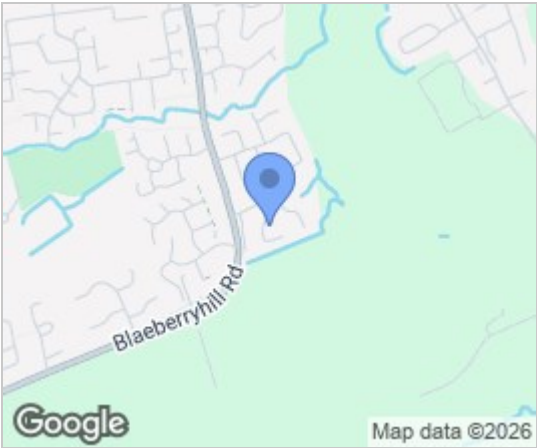
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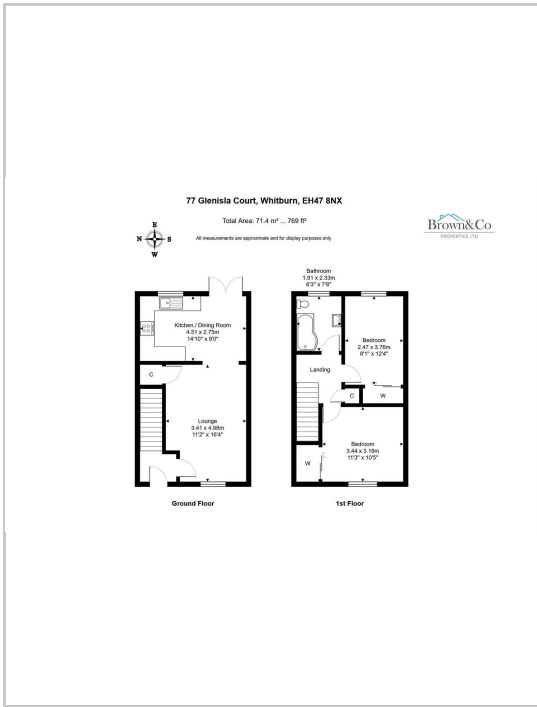
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Area Map



Floor Plans



Energy Efficiency Graph

