



92 Glenmore

Whitburn, EH47 8NR

Offers over £75,000



Located within a quiet area of Whitburn and offering accommodation that represents a good option for investors looking to add value, this 2 bedroom ground floor flat is offered to the market with no onward chain. Glenmore lies on the eastern edge of the town, handy for use of the nearby transport links whilst also being within easy walking distance of a range of schooling and the amenities of the town centre. The flat in particular is tucked at the end of the development, close to park-lands and a range of walking routes that link throughout the town, whilst also enjoying the benefit of an allocated parking space.



Description

The property is now in need of extensive upgrading throughout but is attractively priced at a discount to recent sales in the vicinity (sales evidence detailed below) showcasing an ability for a buyer to add a return on their investment. Two double bedrooms both enjoy fitted storage, with further cupboards available throughout for everyday needs. A good sized living room alongside a kitchen and bathroom are ready for the new owner to lay down their own mark, with direct access available to the private rear garden from the property itself. Gas central heating and double glazing are available, however immediate repair or replacement of the boiler is now anticipated and flagged as a retention within the home report. Buyers are encouraged to seek specialist advice from their mortgage broker as to what this entails. An allocated parking space can be found in the car park to the side, whilst garden grounds are available at the front and rear for a new owner to develop.

Comparable Sales – Glenmore: No. 88, £125,000 in November 2025. No. 90, £95,312 in August 2025. No 86, £110,000 in September 2024. No 41 Glenalmond, £118,000 in July 2025

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 Hall 4'0" x 3'1" (1.24m x 0.96m)

Living Room 15'6" x 11'5" (4.73m x 3.48m)

Kitchen 9'8" x 8'1" (2.95m x 2.48m)

Hallway 9'10" x 3'4" (3.00m x 1.02m)

Bedroom 1 12'0" x 8'3" (3.68m x 2.53m)

Bedroom 2 9'5" x 8'3" (2.89m x 2.53m)

Bathroom 6'7" x 6'3" (2.01m x 1.93m)

Key Info

Home Report Valuation: £75,000

Total Floor Area: 57m² (615 sqft)

Heating System: Gas

Parking: Allocated

Potential Rental: £850-900pcm

Council Tax: B - £1645.65 per year

EPC: D

Disclaimer

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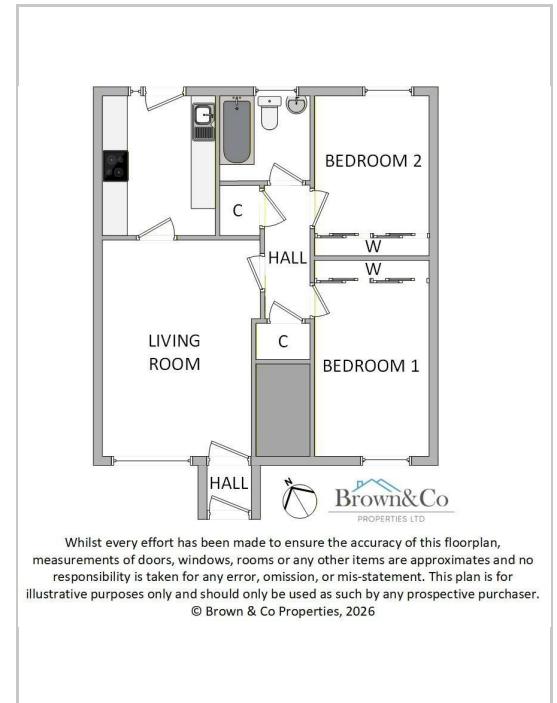
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Area Map



Floor Plans



Energy Efficiency Graph

