

**Offers Over £125,000**

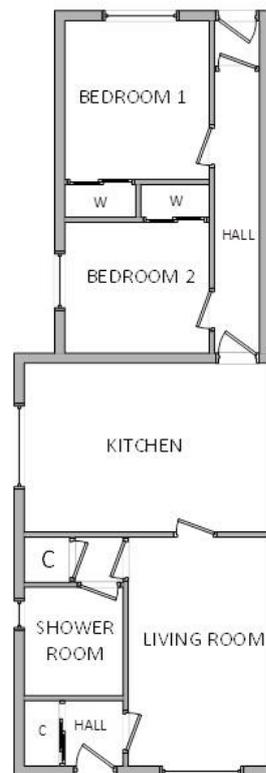


## **16 Glenalmond Whitburn, EH47 8NS**

Offering excellent one level living in a sought after part of the town, this property is offered to the market as a chain free sale and is ideally suited for first and next time buyers. Glenalmond is to the eastern outskirts of Whitburn and is an established private development where properties rarely come to the market. A variety of transport links are easily accessible nearby, whilst a range of everyday amenities can be found in the town centre with schooling available for all ages.

The property has been extended by the current owner to offer a surprisingly spacious layout. Two double bedrooms both include fitted wardrobes, whilst a good sized kitchen offers ample room for everyday dining. The main living area is an ideal area to relax and unwind. A wet floor shower room has been adapted which offers a convenient option to those with mobility difficulties. Storage can be found off the main hallway, whilst the attic area is partly floored to offer further storage options. A driveway to the side offers ample offroad parking, with a garage providing additional parking. The rear garden is decked for easy maintenance with a timber shed to the side.





Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms or any other items are approximates and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

The traditional town of Whitburn boasts amenities catering for your everyday needs. There is a variety of shops and supermarkets, a health centre, a fitness centre with swimming pool, a library and other reliable local services. The town boasts a good choice of schools from nursery to secondary level. A more comprehensive range of facilities can be found in neighbouring Bathgate and Livingston. The town is ideally located with easy access to Edinburgh and Glasgow via the M8 motorway and the nearby Armadale train station.

**Entrance hall:** 1.41m x 1.03m ( 4'8" x 3'5" )

**Living room:** 4.78m x 2.98m ( 15'8" x 9'9" )

**Kitchen:** 4.78m x 3.52m ( 15'8" x 11'7" )

**Shower room:** 2.26m x 1.67m ( 7'5" x 5'6" )

**Rear hall:** 5.88m x 0.92m ( 19'3" x 3'0" )

**Bedroom 1:** 3.26m x 2.85m ( 10'8" x 9'4" )

**Bedroom 2:** 3.02m x 2.85m ( 9'11" x 9'4" )

**Total Floor Area:** 67m<sup>2</sup>

**Council Tax:** C - £1477.09 per year

**EPC:** D

*Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge.*

*For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or log on to our website [www.browncoproperties.co.uk](http://www.browncoproperties.co.uk). A PDF copy of the home report can also be downloaded directly from our website.*

*These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken at their widest point via a laser device and act as a guide only.*

**Brown & Co Properties**

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