



sneddons
solicitors & estate agents



47 Glenburn Gardens

Whitburn, Bathgate, EH47 8NL

Offers over £145,000



Nestled in the charming area of Glenburn Gardens, Whitburn, this delightful house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.



Description

47 Glenburn Gardens, Whitburn
Set within a peaceful cul-de-sac in one of Whitburn’s most popular and sought-after residential areas, this attractive semi-detached villa offers bright, well-presented accommodation and is ideal for a range of buyers.

The property is entered via a welcoming storm porch, leading directly into the spacious lounge. A floor-to-ceiling window floods the room with natural light, creating a warm and inviting living space. To the rear, the well-proportioned kitchen provides ample storage units, complementary worktops, a gas hob, and electric oven, with direct access to the rear garden.

Upstairs, the property boasts two generous bedrooms, both benefiting from built-in storage. The family bathroom is fitted with a three-piece suite and includes a shower over the bath.

Further features include gas central heating, double glazing, and fresh décor throughout. The home is presented in move-in condition, yet still offers plenty of scope for buyers wishing to add their own personal touch.

Externally, the property enjoys a good-sized enclosed rear garden, primarily laid to lawn—ideal for families, entertaining, or simply relaxing outdoors. To the front, a private driveway provides convenient off-street parking.

Viewing is essential to fully appreciate the setting, space, and potential of this lovely home.

Local Area

Lounge 19'5" x 11'11" (5.93 x 3.65)

Kitchen 8'4" x 11'10" (2.55 x 3.61)

Porch 3'11" x 3'7" (1.2 x 1.1)

Bedroom 1 10'3" x 11'9" (3.13 x 3.6)

Bedroom 2 8'3" x 11'9" (2.54 x 3.6)

Bathroom 5'3" x 8'6" (1.61 x 2.6)

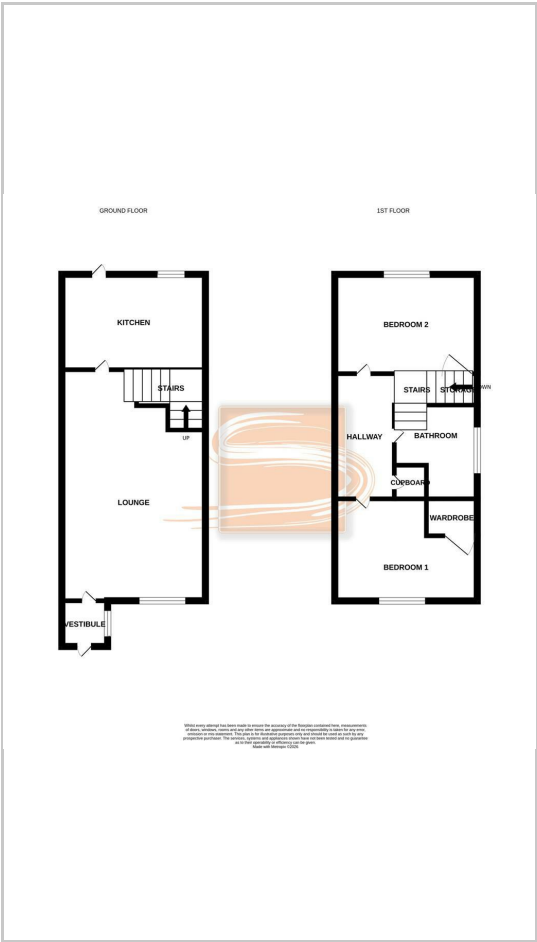
Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

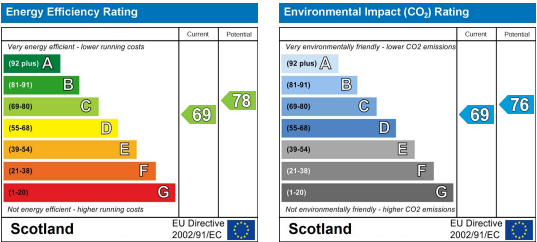
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.