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solicitors & estate agents



32 Glencoe, Whitburn

Offers Over £150,000

- Semi Detached Villa
- 3 Bedrooms
- Kitchen Diner
- Conservatory
- Close Commute to M8
- Enclosed Garden
- Off Street Parking
- Early Viewing Advised



32 Glencoe, Whitburn

Description

32 Glencoe is presented to the market in walk in condition and will suit the first time buyer or a growing young family. Glencoe is an established modern development on the outskirts of Whitburn's town centre, with primary and secondary schooling in short walking distance and a short drive to the M8 making it ideal for commuting to Glasgow and Edinburgh. The property has gas central heating, fresh decor, double glazing and off street parking

Accommodation

The accommodation is arranged over two levels. The lower level comprises reception hallway and a naturally bright and airy lounge which has a built in storage cupboard. The kitchen diner has ample base and wall units, complementary work tops, gas hob, wall mounted oven and microwave. Integrated appliances include washing machine, dishwasher, tumble dryer and fridge and freezer. The conservatory is accessed from the kitchen via patio doors. The conservatory has French doors giving access to the garden. The upper level has three good sized bedrooms. Bedrooms one and two have built in storage cupboards. Bedroom three is currently used as an office. The modern and stylish shower room completes the accommodation.

Outside

The enclosed rear garden is low maintenance and has a timber decking area, an area laid to artificial grass, a paved patio and an area that is chipped. The front garden and driveway are mono blocked allowing ample off street parking.

Local Area

Whitburn is a popular town centrally situated in West Lothian. Livingston and Bathgate are 15 minutes and 10 minutes by car respectively and easy access to the M8 and M9 motorway networks ensures swift travel times throughout the Central Belt and beyond. The opening of the new train stations in Armadale and Bathgate provide frequent high-speed links to Glasgow and Edinburgh. Whitburn offers a good range of local shops, with more extensive high street favourites available at The Centre in Livingston.

Lounge

4.55m x 4.31m (14'11" x 14'2")

Kitchen Diner

2.55m x 5.33m (8'4" x 17'6")

Conservatory

2.8m x 2.8m (9'2" x 9'2")

Bedroom 1

3.73m x 2.83m (12'3" x 9'3")

Bedroom 2

2.70m x 2.95m (8'10" x 9'8")

Bedroom 3

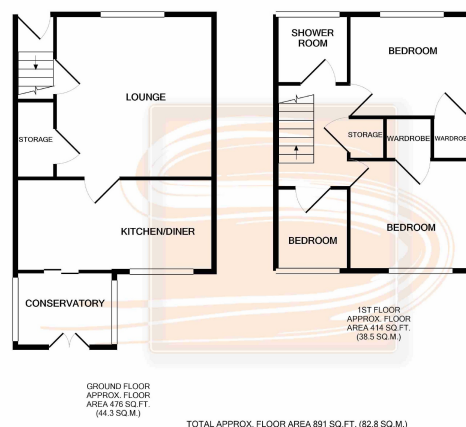
2.60m x 2.32m (8'6" x 7'7")

Shower Room

1.57m x 2.03m (5'2" x 6'8")

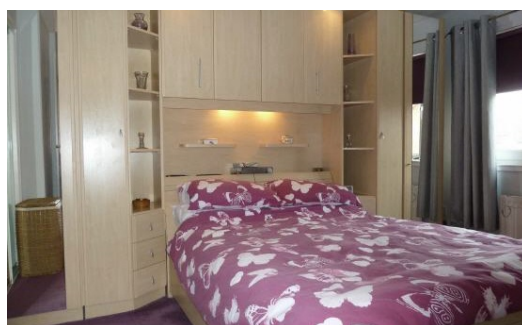
Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



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