



**120 Glenmore, Whitburn,
West Lothian, EH47 8NR**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

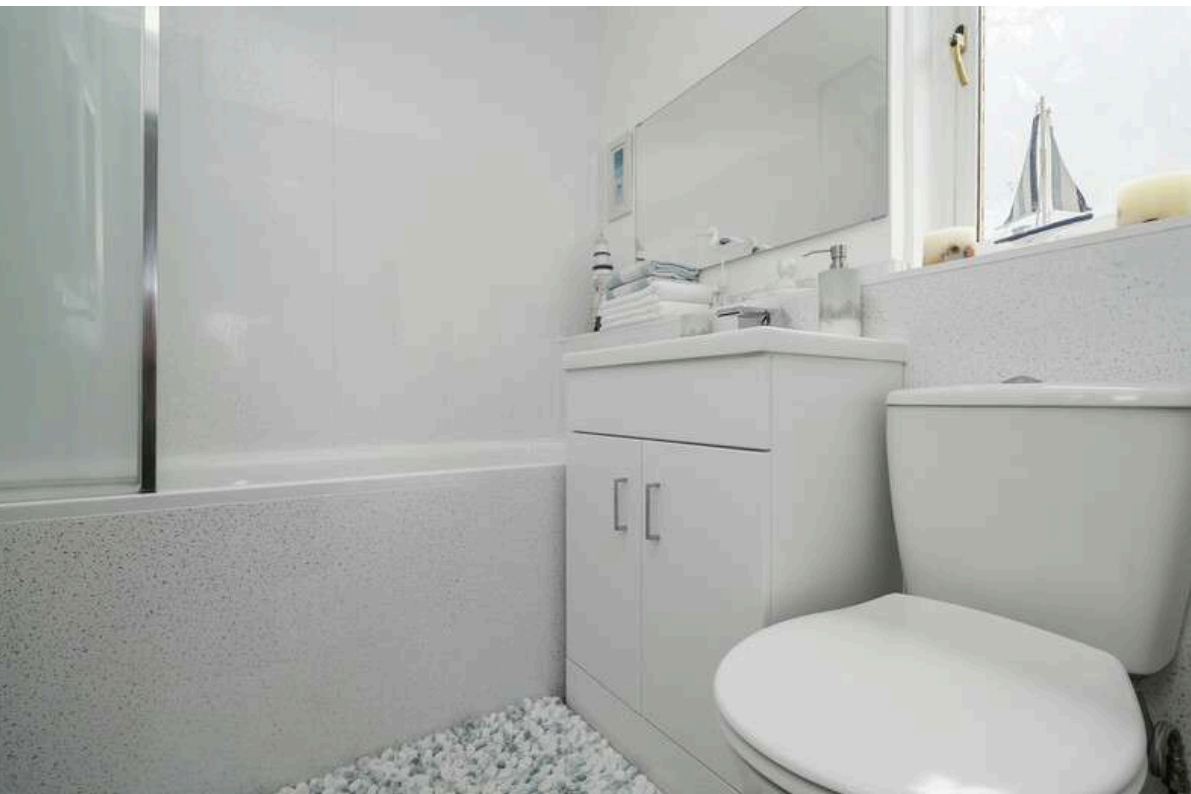
ONE-BEDROOM, UPPER, MAIN DOOR FLAT



Beautifully presented, one-bedroom, upper, main door flat situated in a quiet and established development on the outskirts of Whitburn, close to local amenities and excellent commuting links to Glasgow and Edinburgh. The property has been very nicely decorated throughout and is walk in condition, ideal for a first-time buyer or an investment opportunity. The property benefits from an attractive, private rear garden, with an area of lawn, decking and rear access, and an allocated parking space. The accommodation consists of a hall, a lovely, bright and airy dining lounge, with a nice outlook to the green, a smart kitchen, with a good range of fitted units and appliances, and a nice view to Blaeberryhill Park. The spacious double bedroom has a fitted wardrobe and benefits from the same lovely view and there is a very nice bathroom, with a bath and overhead shower and vanity unit.

Hall
Dining lounge
Kitchen
Double bedroom
Bathroom
Gas central heating
Double glazing
Private rear garden
Allocated parking space





WHITBURN, WEST LOTHIAN

Whitburn is a town situated between Glasgow and Edinburgh and is close to the M8 motorway network, making this an ideal commuter base for both cities. Within the town itself, there are a good selection of local shops and banking facilities, as well as a good choice of schools from nursery to secondary level. For those who enjoy the outdoors, Polkemmet Country Park is located to the west of the town, and incorporates woodland, a golf course, café, and play area. The nearby town of Livingston offers a wider variety of shopping with the Livingston Centre and Designer Outlets.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

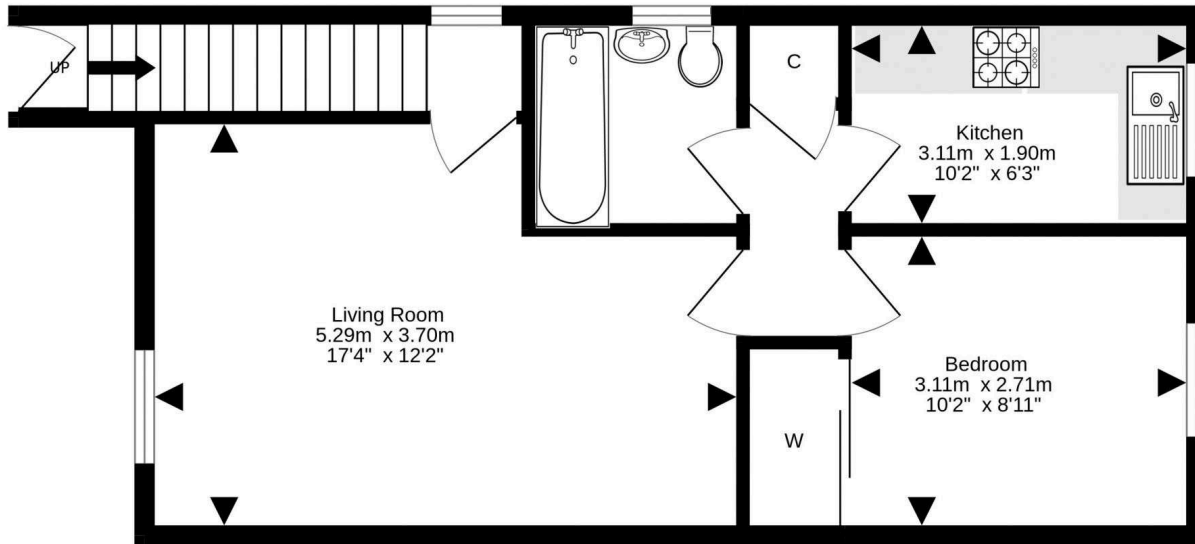
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Home Report Valuation

£95,000

EPC Rating

C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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