



55 Glenalmond, Whitburn

Offers Over £145,000



55 Glenalmond

Whitburn

Positioned within the popular Glenalmond area in Whitburn, this beautifully presented two bedroom semi detached home offers stylish, modern living and is presented in true walk in condition.

As you approach the property, you are welcomed by a generous gravel driveway, providing off street parking for several vehicles. A paved pathway leads you to the front entrance, setting the tone for the well maintained accommodation within.

Upon entering, you step into a bright and inviting hallway, finished with contemporary grey wood effect flooring and complemented by modern black internal woodwork, creating a sleek and on trend first impression.

To your left, the lounge is a spacious and comfortable living area, tastefully decorated in neutral tones. A standout feature of the room is the bespoke media wall with integrated electric fire, providing a stylish focal point. A large front-facing window allows natural light to flood the space, while a useful storage cupboard adds practicality.

From the lounge, you move through to the kitchen at the rear of the property. The kitchen is both modern and functional, featuring white cabinetry, contrasting dark grey worktops and striking green tiled splashbacks which add a touch of character. It is well equipped with a gas hob, extractor hood and integrated oven, along with designated space for a washing machine and tumble dryer. A large window overlooks the rear garden and a door provides direct access outside.



Stepping out from the kitchen, you enter a fantastic south facing rear garden, offering a high level of privacy as it is not overlooked. A patio area sits immediately outside the property, ideal for outdoor dining, leading onto a generous lawn.

Returning indoors and heading upstairs, the staircase leads to a bright upper landing, finished with soft grey carpeting which continues throughout the bedrooms.

Directly ahead is the family bathroom, fitted with a modern three piece suite including a bath with overhead shower. The room is finished with stylish white wet wall panelling, a heated towel rail and contemporary flooring for ease of maintenance.

Bedroom two is located to the rear of the property and is a well proportioned double room, benefiting from mirrored sliding wardrobes and a pleasant outlook over the garden.

The principal bedroom is a spacious double room positioned to the front, again featuring mirrored sliding wardrobes and finished in neutral décor, creating a calm and relaxing space.

A further storage cupboard is conveniently located between the bedrooms, adding to the home's practicality.

Glenalmond is ideally located in Whitburn, within close proximity to both Whitdale and Croftmalloch Primary School and Whitburn Academy. Blaeberry Hill Park is nearby, offering green space and walking routes, while Whitburn's bustling High Street provides a range of shops, cafés, gyms and local amenities. Whitburn Health Centre is also within easy reach. For commuters, excellent transport links are available via the M8 motorway, as well as rail connections from nearby Armadale Train Station providing direct routes to Edinburgh and Glasgow.

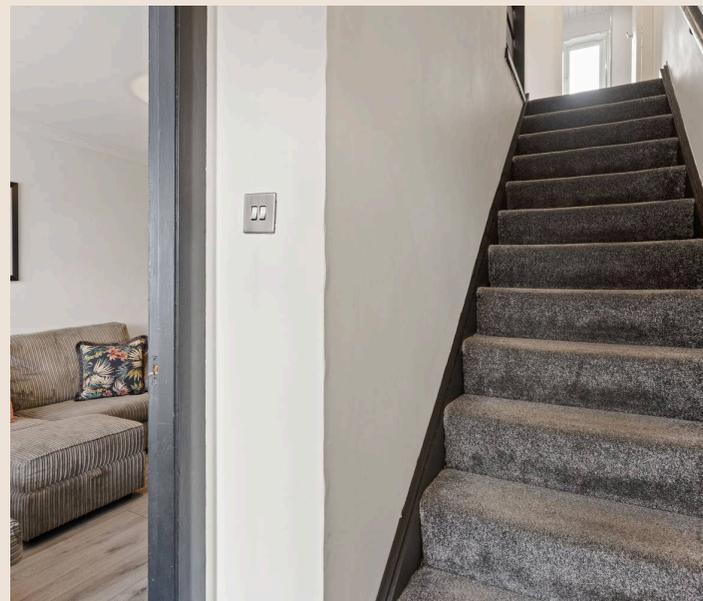
This impressive home combines modern interiors, excellent outdoor space, and a convenient location, making it an ideal purchase for a wide range of buyers.

Home Report Value- £150,000

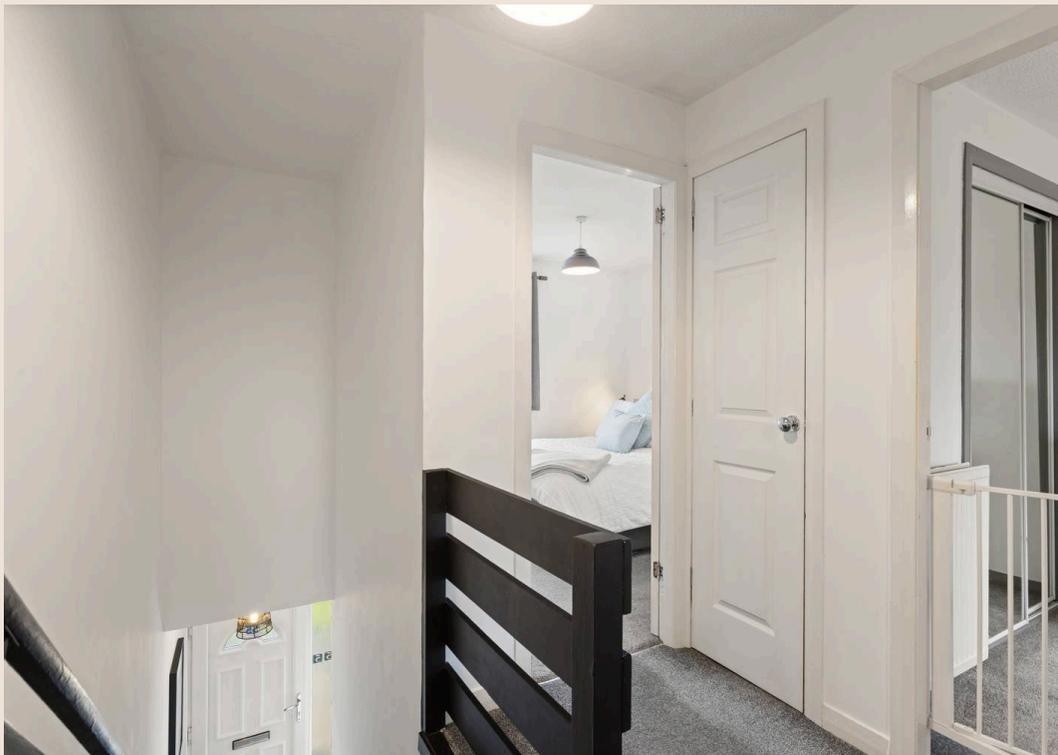
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Council Tax Band - C

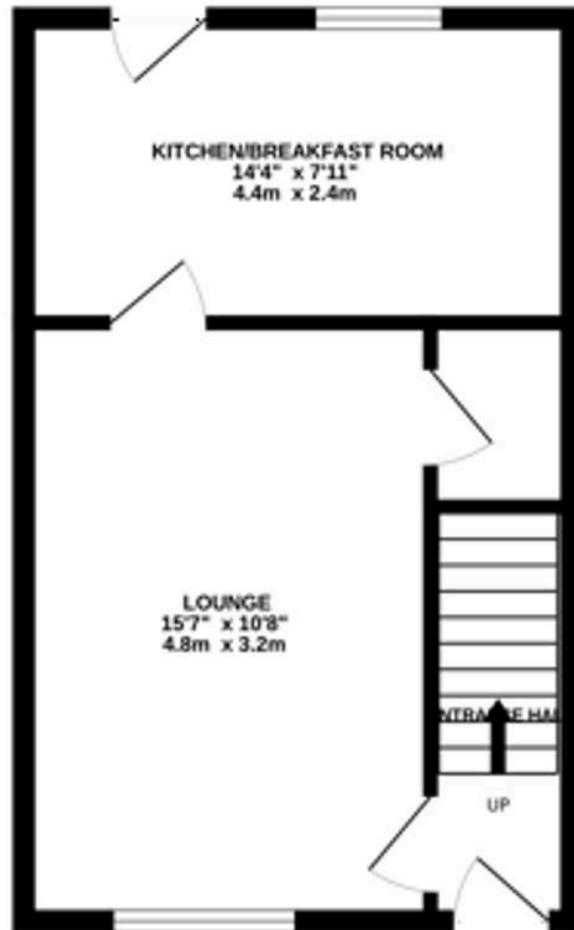
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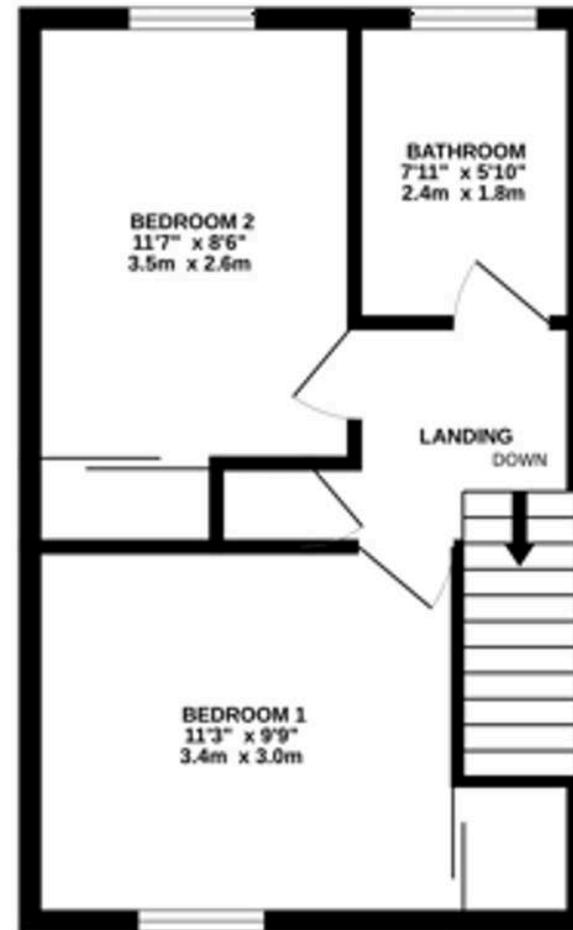
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GROUND FLOOR



1ST FLOOR



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