







## 73 Glenburn Gardens

### Whitburn

Tucked away in a quiet and sought-after cul-de-sac within Whitburn, Glenburn Gardens is an extended three bedroom semi-detached property that offers generous proportions, bright living space and fantastic potential for those truly looking to make this house their own. The layout has been thoughtfully extended to create an open and sociable flow on the ground floor, while the upper level provides three well-sized bedrooms, making this an ideal long-term home.

The heart of the home lies in the bright and airy open-plan lounge and dining area, which is flooded with natural light thanks to large windows and patio doors leading directly to the east-facing rear garden - perfect for relaxing or entertaining in the summer months. The kitchen offers a practical layout with good worktop and cupboard space, and plenty of room for freestanding appliances, making it a functional and adaptable space for everyday living. A handy downstairs WC adds extra convenience for family life or guests.

Upstairs, you'll find two spacious double bedrooms, each benefiting from integrated storage and comfortably accommodating a double bed. The third bedroom is a flexible space, currently set up as a single but easily repurposed as a home office, nursery, or dressing room, with space for freestanding furniture. The shower room is fully tiled and fitted with a modern shower cubicle for ease and comfort.





Externally, the home enjoys a low-maintenance, east-facing rear garden - ideal for morning sun and low-fuss upkeep. A converted garage provides valuable extra space, currently used as a home gym, but equally suited as a workshop, office, or hobby area. A driveway to the front of the property offers private off-street parking for two vehicles. Glenburn Gardens is ideally positioned - A minimarket is just a short stroll away for daily essentials, while major supermarkets including Aldi and Lidl are only a short drive. For those who love the outdoors, there's a tranquil woodland walk and a nearby swing park right on your doorstep. The Hilcroft Hotel is also within easy reach for meals or social gatherings. Excellent transport links are available via the A705 and M8, making commuting simple and efficient. Families will also appreciate the close proximity of local schools, with Whitedale and Croftmalloch Primary Schools, along with Whitburn Academy, all within walking distance.



While this home is well-presented and has been loving maintained by its current owners, it could benefit from a degree of modernisation - offering a fantastic opportunity for the new owners to put their own stamp on it and create a home that perfectly reflects their personal style and needs.

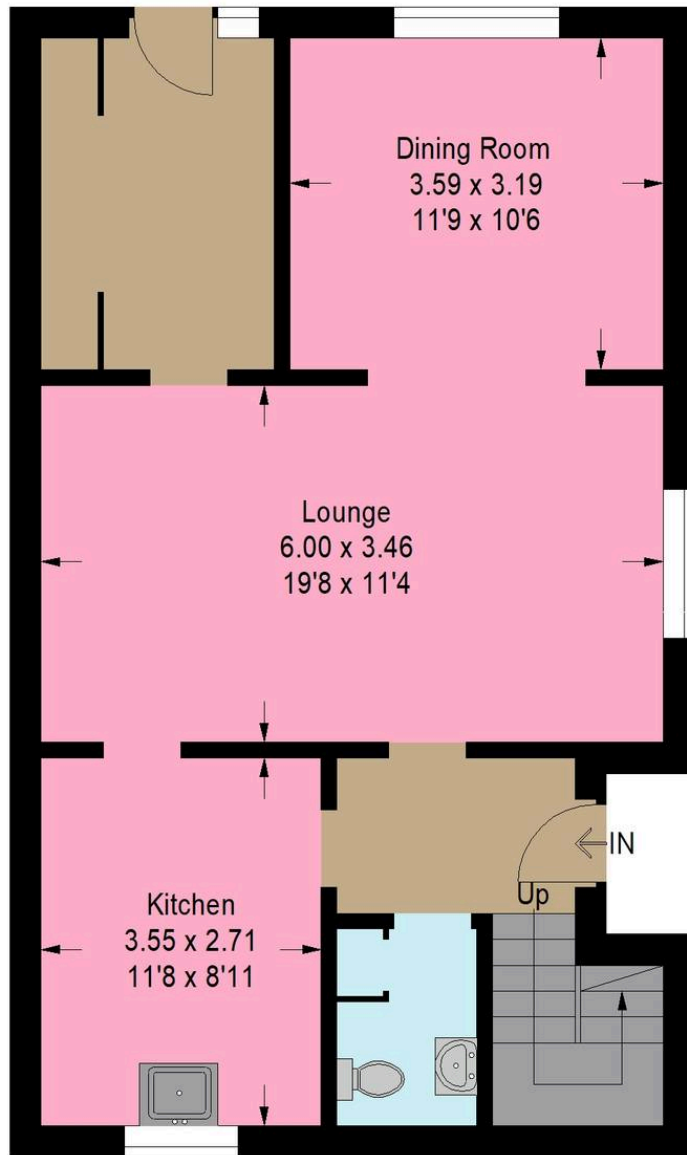
Council Tax band: D

Tenure: Freehold

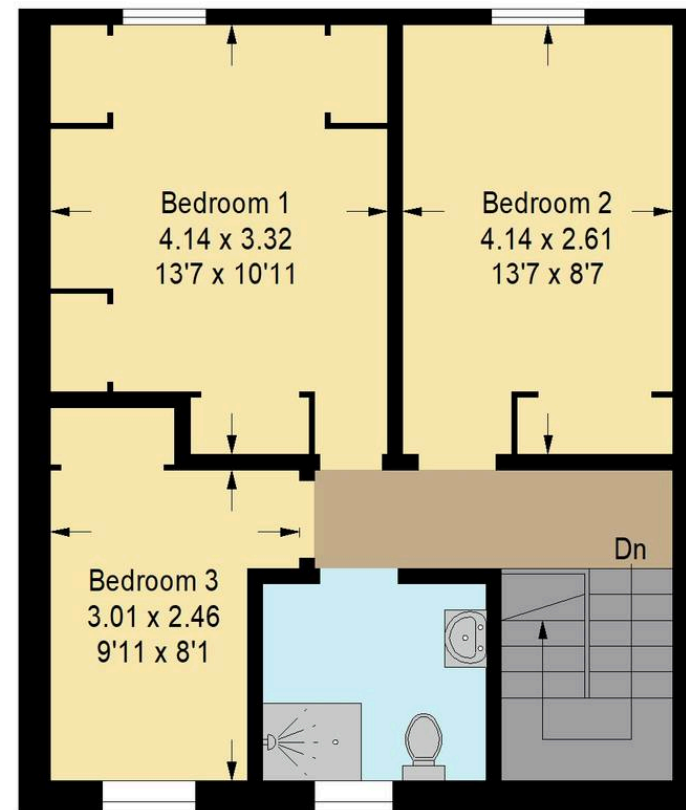




Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1211775 / Ref:90773)





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