



9 Glenalmond, Whitburn

£150,000



9 Glenalmond

Whitburn, Bathgate

Semi Detached Bungalow Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious Mid Terrace property, ideally located in the popular town of Whitburn

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Vestibule

Enter through a new uPVC door with a side window that brings in plenty of natural light. The space is well-designed, with room for coats and jackets, a central radiator, and a ceiling light. The real wood flooring adds warmth and character, creating a welcoming and stylish entrance area.

Lounge

16' 9" x 10' 5" (5.11m x 3.18m)

Lovely, spacious lounge featuring a large front-facing picture window that fills the room with natural light. The real wooden flooring adds warmth and character, while the fresh décor creates a bright and inviting atmosphere. There's ample room for a full range of free-standing furniture, and convenient access to both the kitchen and a second hallway, making the space practical as well as stylish.

Kitchen

11' 2" x 7' 10" (3.41m x 2.38m)

A generous, well-equipped kitchen featuring a rear-facing window and a half-glazed door leading to the sunroom, allowing plenty of natural light to flow through. The space includes a radiator, modern spot-lighting, and easy-care vinyl flooring. Stylish splashback and wet-wall finishes add a contemporary touch. Integrated appliances include a dishwasher, fridge freezer, gas hob, and oven. An exceptionally large cupboard provides excellent storage and accommodates space for a washing machine. Altogether, this kitchen offers practicality, style, and impressive functionality.





Sunroom

10' 0" x 9' 9" (3.05m x 2.98m)

This Sunroom is a fantastic addition to the home, this bright and airy space truly brings the outdoors in. Large windows create a garden-like feel, while a convenient door leads directly outside. The room features stylish laminate flooring, a radiator for year-round comfort, and tasteful wall lighting. Generously sized and full of natural charm, it's a perfect spot for relaxing or entertaining.

Bedroom One

12' 6" x 8' 6" (3.81m x 2.58m)

A lovely double bedroom enjoying peaceful rear views over the garden. The room features soft carpeted flooring, a radiator for cosy comfort, and central ceiling lighting. Fresh décor enhances the bright, welcoming feel, while the double fitted wardrobes offer excellent storage. A beautifully presented room, ideal for restful living.

Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m)

A generously sized second bedroom featuring double fitted wardrobes and an additional large storage cupboard, providing excellent space for organisation. A side-facing window allows plenty of natural light to brighten the room, while the soft carpet flooring, radiator, and central ceiling light create a warm and comfortable atmosphere. A versatile and well-presented bedroom.

Shower Room

8' 0" x 5' 6" (2.43m x 1.67m)

A modern and stylish shower room featuring a side window that brings in natural light. The room is finished with easy-care vinyl flooring and includes a sleek chrome heated towel rail. The WC and sink with contemporary mixer taps complement the clean, fresh décor. Spotlights illuminate the space beautifully, while the large walk-in shower with a glass screen and electric shower offers both comfort and convenience. A bright, well-designed shower room.





REAR GARDEN

The property enjoys a beautifully maintained rear garden offering an excellent space for outdoor living. Generous in size, it features both lawned and patio areas perfect for relaxing, entertaining, or family activities. The garden benefits from good privacy and plenty of sunlight throughout the day. Adding extra convenience, the wooden shed and metal storage shed are being gifted by the current owners. Low-maintenance planting and well-kept pathways complete this attractive outdoor space water tap and also outside lighting.

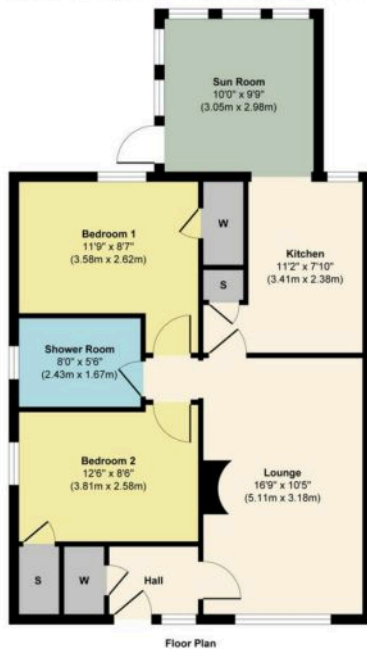
DRIVEWAY

3 Parking Spaces

A fantastic, extensive monoblock driveway spans the front and side of the property, offering ample space to park several vehicles with ease. The generous layout provides excellent convenience for residents and visitors alike, enhancing both practicality and kerb appeal.



9 Glenalmond, Whitburn, Bathgate, EH47 8PD



Approx. Gross Internal Floor Area 741 sq. ft / 68.81 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	75
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	70	71
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

