



89 Glenalmond, Whitburn

Bathgate

Guide Price **£185,000**



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Whitburn, Bathgate

Welcome to Glen Almond, Whitburn, a rarely available two-bedroom detached bungalow set within a peaceful cul-de-sac, offered chain-free and ready for immediate occupation. With generous parking provision including a driveway, carport, detached garage, and an additional space to the front, this home offers excellent practicality alongside comfortable single-level living.

Upon entering, you are welcomed into a spacious hallway featuring two large storage cupboards, providing excellent space for coats, household items, and everyday essentials.

To the right-hand side lies the open-plan lounge and dining area, a bright and well-proportioned room that comfortably accommodates two large sofas, a media wall, and a dining table for four to five people. A large front-facing bay window allows natural light to flood the space, creating a warm and inviting atmosphere ideal for relaxing or entertaining.

Positioned just off the lounge is the kitchen, fitted with white gloss cabinetry and splashback tiling. The kitchen includes a four-point gas hob, integrated oven and grill, and space for a washing machine. There is direct access from the kitchen to the carport at the side of the property, adding everyday convenience.

To the rear of the home are the two bedrooms. The principal bedroom comfortably accommodates a king-size bed with bedside cabinets and benefits from a large fitted wardrobe. Bedroom two is a well-proportioned double room with fitted storage, offering flexibility as a guest room, office, or additional bedroom.



The main bathroom is fully tiled and presented in clean, neutral tones. It comprises a three-piece suite including a bathtub with overhead shower, complemented by chrome fittings. Externally, the property enjoys an east-facing rear garden with a patio area, ideal for morning sun and outdoor dining. The garden is private and low maintenance, offering a pleasant outdoor retreat.

One of the standout features of this home is the extensive parking and storage. The carport comfortably accommodates two vehicles, there is additional driveway space, an allocated space to the front, and a detached garage which can be used for secure parking, storage, or as a workshop.

Glen Almond is ideally located in Whitburn, within close proximity to Whitdale Primary School and Whitburn Academy. Bell's 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 is a fantastic opportunity to secure a detached bungalow in a quiet, well-connected location, offering space, flexibility, and immediate move-in readiness.

Sale Inclusions: light fittings, blinds, curtains, tumble dryer, tall freezer, washing machine.

Home Report Value- £185,000

EPC - C

Council Tax Band - D

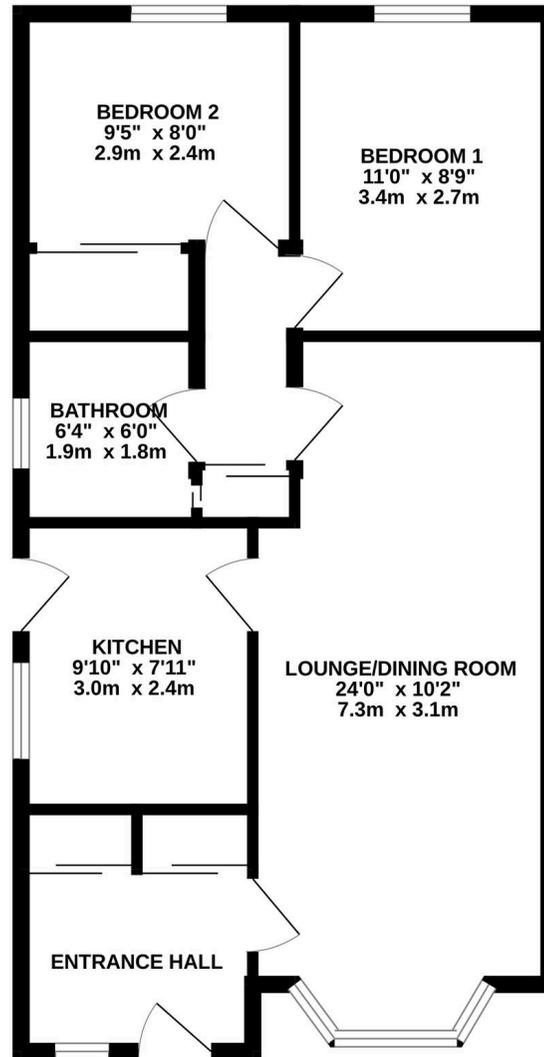
Square Ft- 613 sqft

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GROUND FLOOR



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