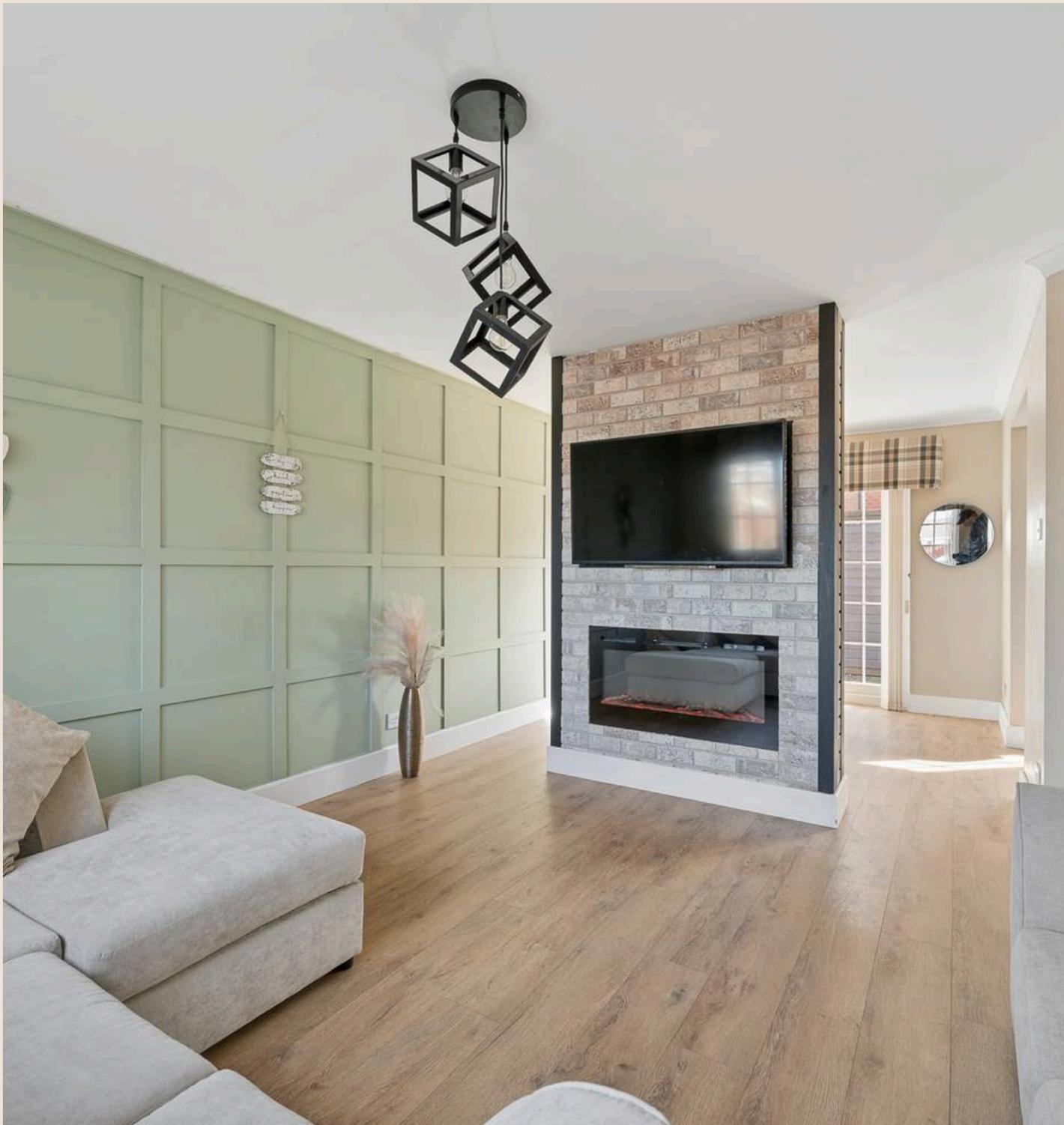




44 Glenisla Court, Whitburn

Offers Over £260,000



44 Glenisla Court

Whitburn

As you approach the property, you are immediately impressed by its attractive detached façade, set within the desirable Glenisla Court in Whitburn. The expansive monoblock driveway offers generous off street parking, while the home's well maintained exterior creates a strong and welcoming first impression.

Stepping inside, you are greeted by a bright entrance hallway, finished with crisp white décor, decorative wall panelling and warm wood effect flooring that flows seamlessly throughout the ground floor, enhancing both style and continuity. A convenient ground floor WC is also located just off the hallway.

Moving through, you are led into the open plan kitchen and dining area which forms the heart of the home. The kitchen is fitted with modern grey shaker style cabinets, paired with contrasting dark worktops and a tiled splashback, offering both practicality and a timeless finish. There is ample storage and workspace, along with room for freestanding appliances.

The dining area is equally impressive, featuring continued panel detailing and a feature brick style wall, creating a warm and stylish setting for entertaining. French doors open directly onto the garden, allowing for effortless indoor outdoor living.

From the dining area, you then enter the spacious lounge, creating a natural flow through the home. This relaxing yet contemporary living space is enhanced by a striking sage green panelled wall, adding depth and character, complemented by modern wood effect flooring. A stylish media wall with inset fireplace and brick effect surround creates a focal point, while large windows allow natural light to flood the room.



A key highlight of this property is the converted garage, currently set up as a fully functioning hairdressing salon. This well presented space benefits from modern flooring, neutral décor and excellent lighting, making it ideal for a home business, studio or additional living accommodation depending on requirements.

Upstairs, the landing leads to three well proportioned bedrooms. The principal bedroom is a beautifully presented retreat, complete with fitted mirrored wardrobes, soft neutral tones, plush carpeting and a modern en-suite shower room finished with contemporary tiling.

The additional bedrooms are bright and versatile, suitable for family living, guests or home working, all finished in neutral décor with a mix of carpet and wood effect flooring. The family bathroom is finished to a high standard, featuring a modern suite with vanity storage, stylish tiling and a shower over bath.

Externally, the rear garden has been designed with low maintenance in mind, featuring a combination of patio and decorative stone.

Benefitting from a desirable south east facing aspect, the garden enjoys an abundance of natural sunlight throughout the day, making it an ideal space for relaxing or entertaining.

A particularly unique feature is the substantial outbuilding, cleverly split into two functional spaces. One side provides excellent storage for bikes and outdoor equipment, while the other has been fully converted into a beauty salon, finished in a modern style and perfectly suited for business use or a private treatment space.



Glenisla Court is a highly desirable residential area within Whitburn, popular with families and professionals alike. The property is ideally positioned close to a range of local amenities, including shops, supermarkets and well regarded schooling. Whitburn also offers excellent transport links, with easy access to the M8 motorway, making commuting to both Edinburgh and Glasgow straightforward.

Home Report Value- £265,000

EPC - C

Council Tax Band - E

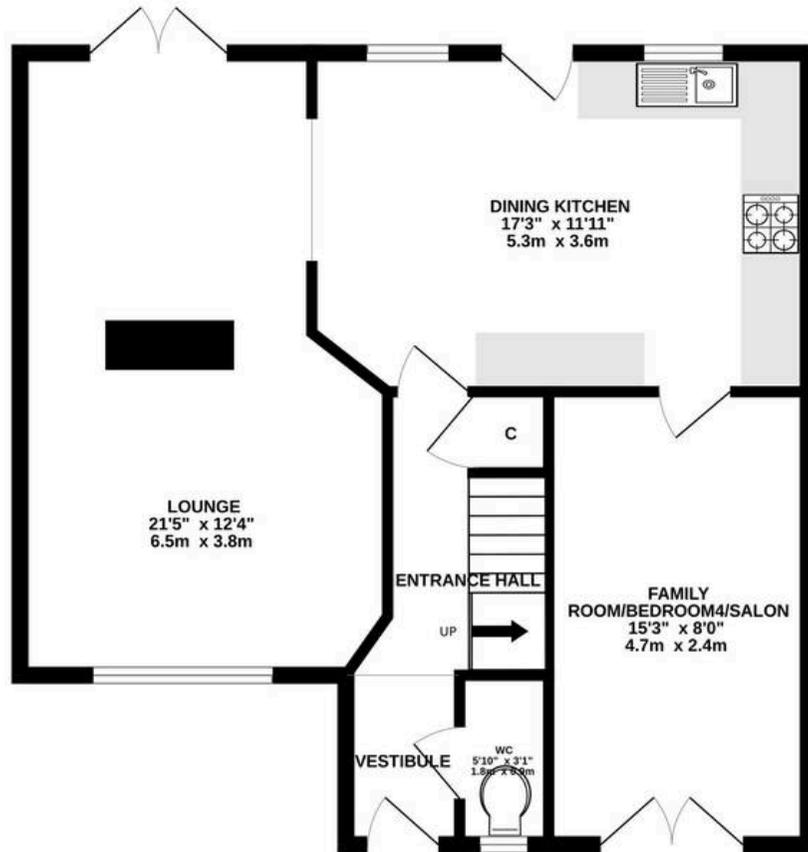
Square Ft- 1302/ 121m²

Sale inclusions - Fridge Freezer, tumble dryer, light fittings, blinds, curtains & poles

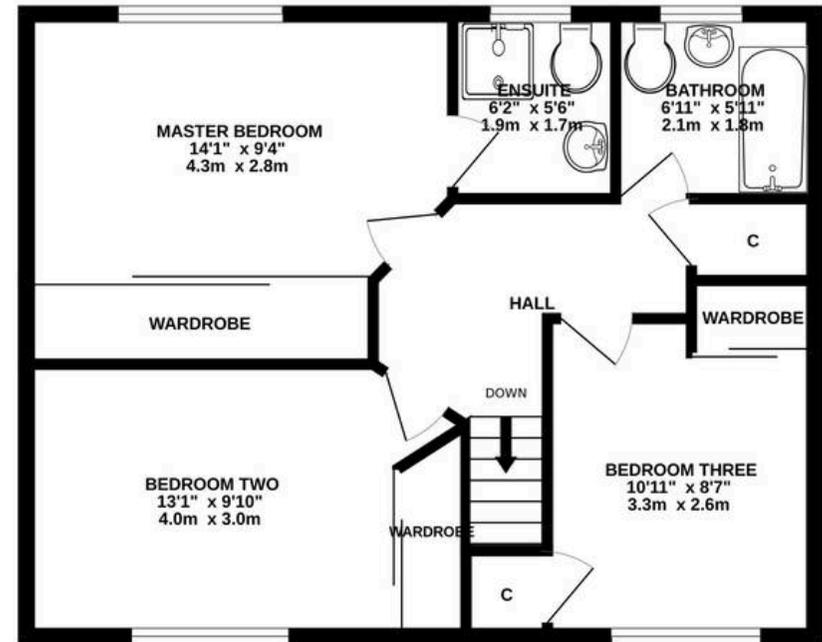
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GROUND FLOOR



1ST FLOOR



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