

Property Connections

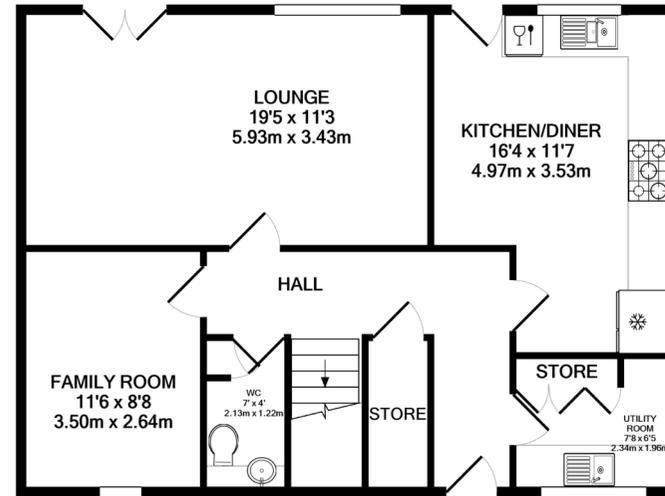


Estate Agent

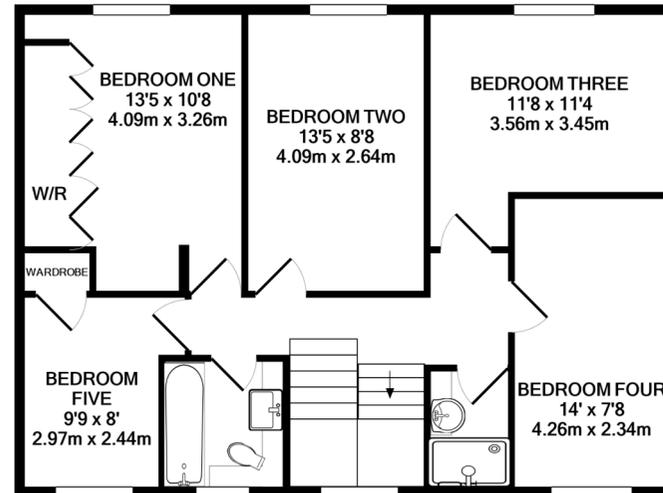
01506 650 550



87 Glenburn Gardens, Whitburn



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Offering outstanding family living, this tastefully extended home boasts 2 public rooms, extensive dining kitchen, utility room, five bedrooms, bathroom, shower room and cloakroom and a detached garage with driveway to the rear.

The bright and welcoming entrance hall is laid with wood effect laminate flooring and gives direct access to all of the rooms on the ground floor and the carpeted stairs leading to the upper apartments and further benefits from a large under stair storage cupboard.

With a picture window for natural daylight and French doors leading onto the west facing rear garden, the spacious lounge enjoys a tranquil outlook and is finished with neutral décor and wood effect laminate flooring.





Offering flexible accommodation, the family room overlooks the front of the property and is finished with wood effect laminate flooring.



The dining kitchen is fitted with an excellent range of base and wall mounted units with contrasting worktop, striking splash back tiling and completed with slate effect ceramic flooring. Appliance spaces include the five burner/double oven stove, American style fridge/freezer and dishwasher, all of which are included in the sale.

The utility room overlooks the front of the property and is fitted with floor to ceiling units offering excellent storage, sink and drainer and appliance spaces for a washing machine and upright fridge freezer.



Bedrooms one and two are large double bedrooms with excellent storage and finished with carpet flooring.





Bedroom three is a double bedroom with carpet flooring, bedroom four is a double bedroom with wood effect laminate flooring and bedroom five is a single bedroom with built in storage and finished with carpet flooring.

The family bathroom boasts fitted vanity storage furniture, and a white suite with jacuzzi bath with shower and screen over and is complete with ceramic floor tiles. The shower room has fitted vanity furniture with wash hand basin, double shower enclosure and vinyl flooring, and the living level cloakroom also boasts fitted vanity furniture and ceramic tiled flooring.





Externally, the front garden is hard landscaped offering off street parking for one car. The detached garage with driveway is located to the rear of the property, adjacent to the gated entrance to the rear garden which is again hard landscaped for ease of maintenance and perfectly located to enjoy day-long sunshine.

Included in the sale are all fitted floor coverings, window blinds, curtain poles, stove, dishwasher, American style fridge/freezer, and the garden shed.



Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.