McEwan Fraser Legal
Solicitors & Estate Agents

76 Glenmore

WHITBURN, WEST LOTHIAN, EH47 8NR



2 BED SEMI-DETACHED BUNGALOW WITH GENEROUS GARDENS, DRIVEWAY & DETACHED GARAGE



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McEwan Fraser Legal is delighted to present Glenmore to the market. This attractive two-bedroom semi-detached bungalow offers well-proportioned accommodation on one level, complemented by generous, low-maintenance gardens, private parking and a detached garage.

Entering the property, the welcoming hallway provides access throughout the accommodation along with useful built-in storage. The bright and spacious lounge is positioned to the front of the home, with a large window allowing plenty of natural light into the room and ample space for a range of freestanding furniture.

The Property



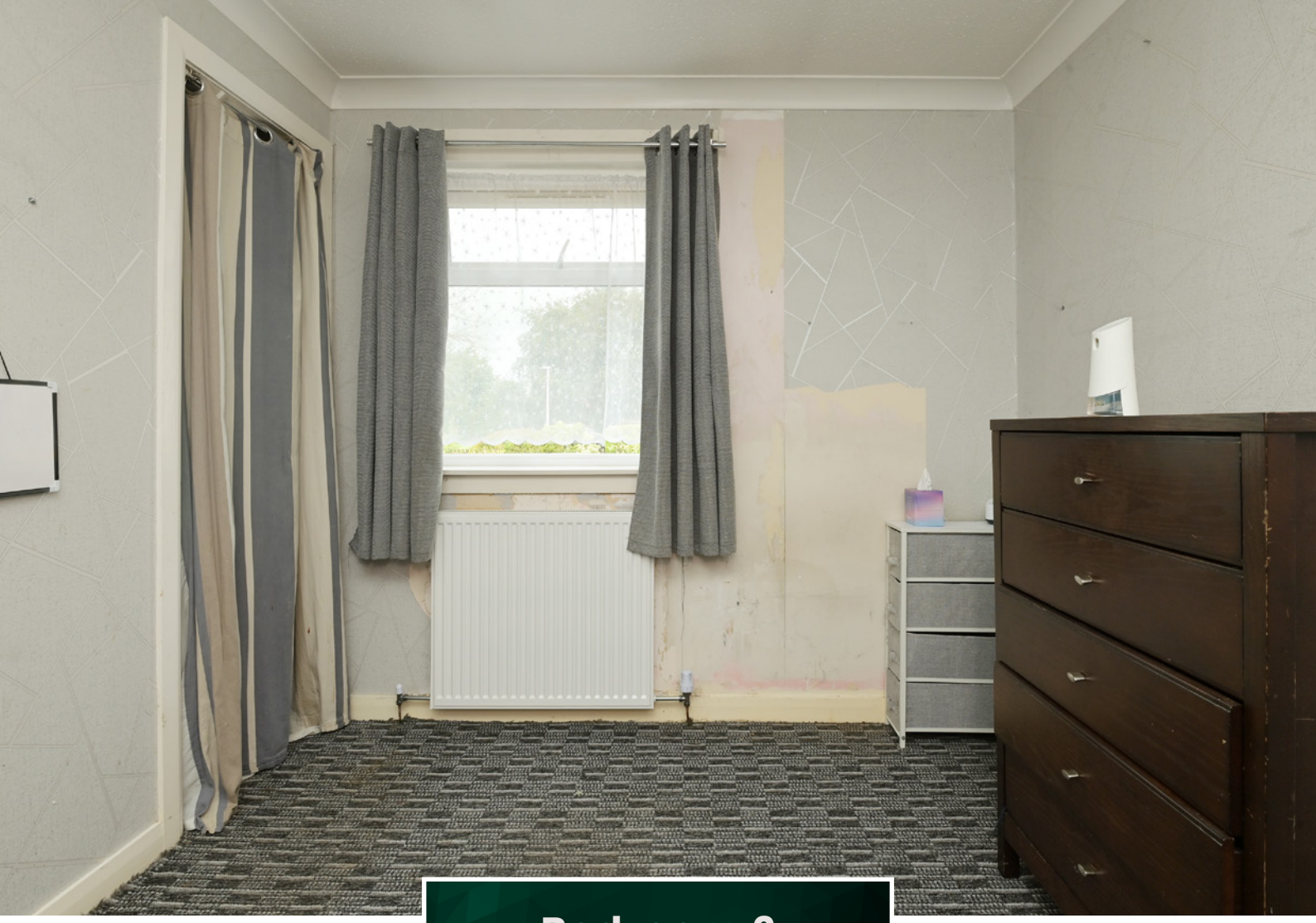
The kitchen is fitted with a good selection of white wall and base units, complemented by wood-effect worktops and contrasting splash-backs. There is an integrated oven and hob alongside space for additional appliances, while a door provides direct access to the garden.



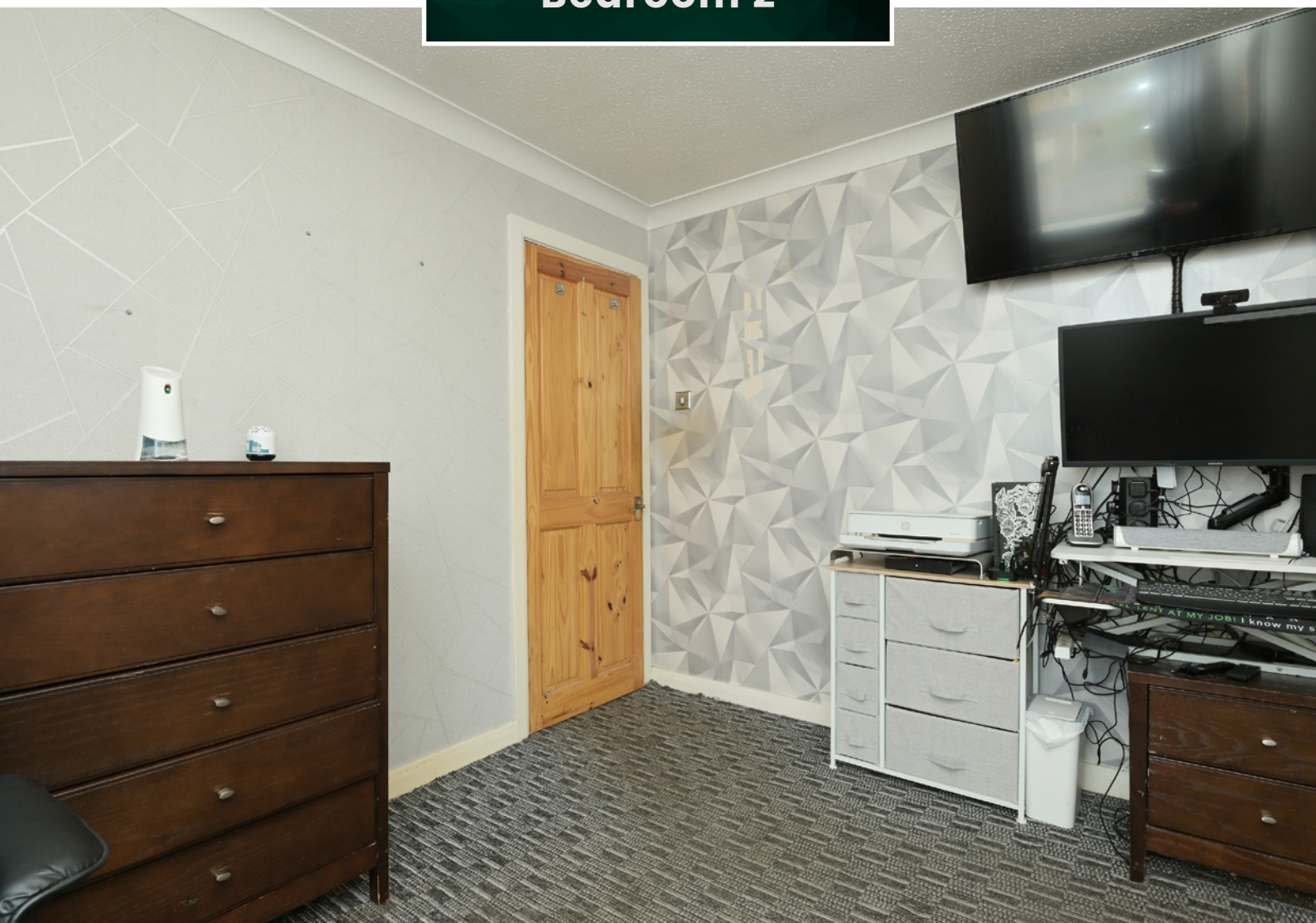


There are two well-proportioned bedrooms, both offering flexibility for bedroom furniture and storage. The accommodation is completed by the shower room, fitted with a WC, wash-hand basin and shower area.



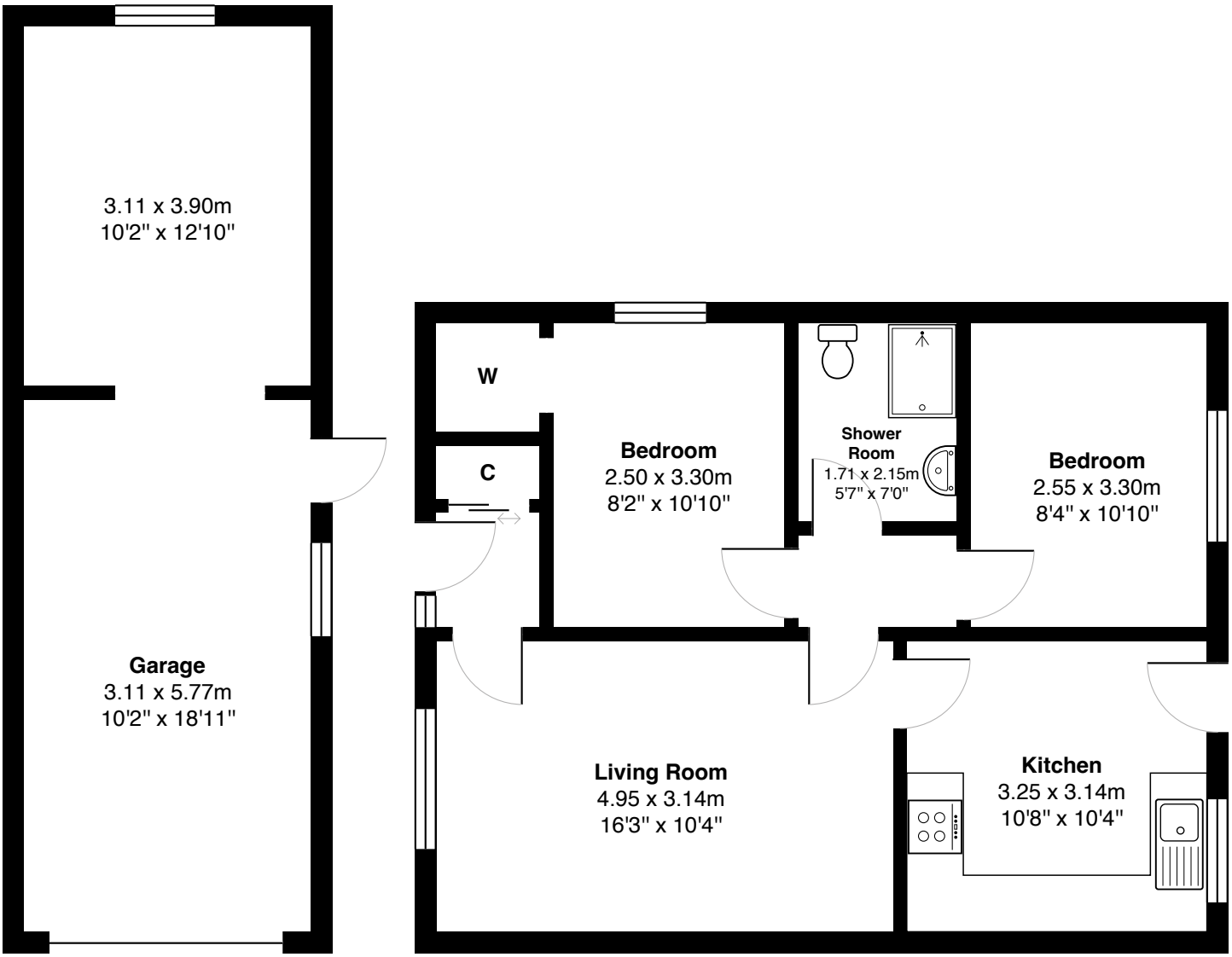


Bedroom 2




Carex





Gross internal floor area (m^2): $54m^2$

EPC Rating: C

Floor Plan







Externally, the property benefits from easily maintained garden grounds to both the front and rear. The enclosed front garden is predominantly laid with decorative stone, while a driveway to the side provides convenient off-street parking. To the rear is a particularly generous garden, largely paved to create an excellent low-maintenance outdoor space for seating and entertaining. A detached garage provides further useful parking, storage or workshop space.

The property is also well positioned for access to nearby pedestrian routes and attractive green space, adding to the appeal for those looking for practical single-level living with excellent outdoor space.

The Property











Glenmore is situated within the popular West Lothian town of Whitburn, offering an excellent balance of everyday convenience, transport connections and access to surrounding green space. The town provides a good range of local amenities including shops, supermarkets, schooling, healthcare facilities and leisure options, with further extensive shopping and recreational facilities available in nearby Bathgate and Livingston. For those who enjoy the outdoors, the property is particularly well positioned for access to nearby green spaces, pedestrian pathways and walking routes, providing plenty of opportunity to enjoy the surrounding area.

Whitburn is also an excellent base for commuters, with convenient access to the M8 motorway providing direct links towards Edinburgh and Glasgow and easy connections throughout the wider central belt. Nearby Bathgate also offers rail services to both Edinburgh and Glasgow, while Livingston provides an extensive range of retail and leisure facilities including The Centre and Livingston Designer Outlet. Combining a well-established residential setting with excellent road connections, everyday amenities and access to open space, Glenmore offers a convenient location for buyers looking to enjoy everything West Lothian has to offer.

The Location

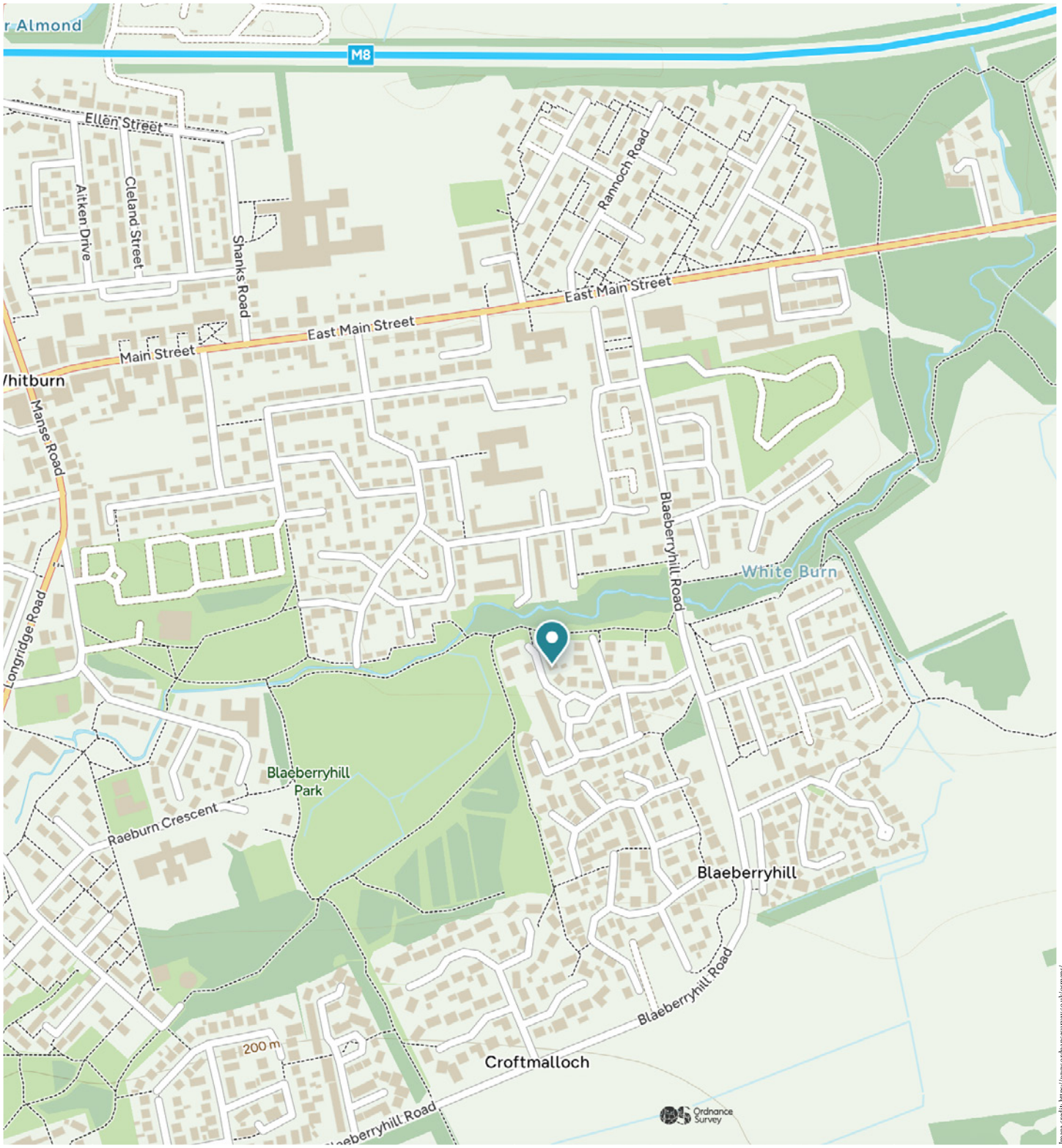


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