

Peterkin & Kidd

Solicitors and Estate Agents

24

**BONNYTOUN TERRACE
LINLITHGOW, EH49 7JN**



OFFERS OVER £278,000

24

BONNYTOUN TERRACE LINLITHGOW, EH49 7JN

Situated in an established area of Linlithgow, close to nursery and primary schooling, this 3 bed semi-detached villa is laid out over 2 floors with gardens to the front and rear and a garage to the side.

The hall with cloaks cupboard, gives access to the ground floor accommodation and has a carpeted staircase leading to the upper floor.

The living room is to the front with views over the garden, space for freestanding furniture and a fireplace with an electric fire. Folding louvre doors lead through to the dining room which offers flexible space and has a window to the rear garden.

A door leads to the kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The gas hob, oven extractor hood, microwave and washing machine are included in the sale but not warranted. There is a spacious, L-shaped, part-shelved understair pantry which also houses the fuse box, meter and boiler. Windows to the side and rear of the kitchen bring in natural light and a door to the rear leads to the garden.

The upper hall has a window to the side and a hatch to the attic.

Bedroom 1 is situated to the front of the property with space for freestanding furniture and a built-in wardrobe. A window to the front offers southerly, panoramic rooftop views.

The second double bedroom is to the rear of the property with a shelved linen cupboard and a window with views over the garden.

There is a further bedroom to the front with open aspects and a shelved over stair wardrobe.

The part-tiled shower room is fitted with a 3-piece suite comprising a wash stand with vanity storage, WC and separate shower cubicle. Window to rear.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 bedrooms
Shower room

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear of the property.

The garden to the front is laid to lawn with a rockery bed with shrubs and a hedge to the front. A gate at the side leads to the rear garden which is laid to lawn with mature shrubs and bushes and has a patio.

GARAGE

There is a garage to the side and a driveway providing off-street parking.





EXTRAS

All fitted carpets, floor coverings, electric fire and surround and white goods as specified are included in the sale.

SITUATION

The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beecraigs Country Park a few minutes' drive away.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: D

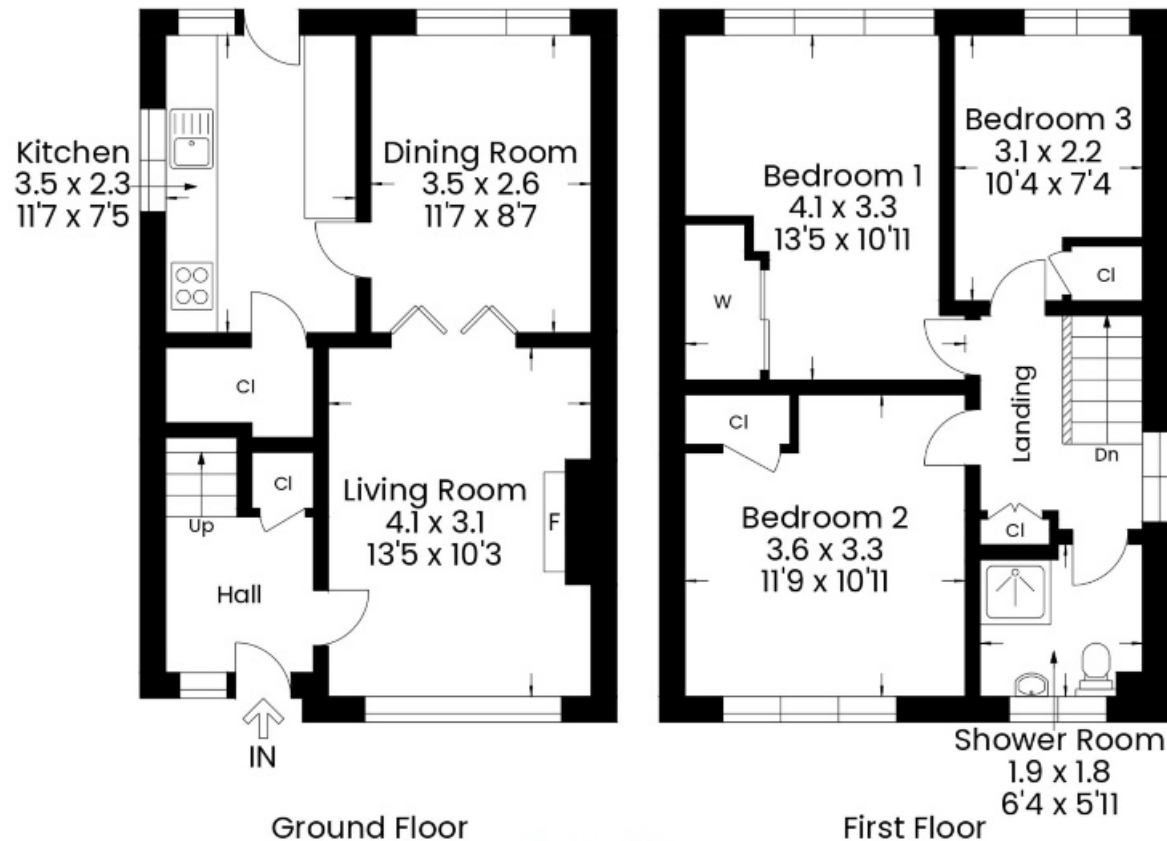
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:C



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove

s1homes.com

