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Solicitors and Estate Agents

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BRAEHEAD DRIVE
LINLITHGOW, EH49 6EQ



OFFERS OVER £250,000

11

BRAEHEAD DRIVE LINLITHGOW, EH49 6EQ

Situated in an established area of Linlithgow, minutes from the centre of the town, this extended, semi-detached villa is laid out over 2 floors with gardens to the front and rear and a garage to the side. The property is being sold as seen.

Entry is via the vestibule which has a window to the side and a door to the hall. The hall gives access to the ground floor accommodation. It has a cloaks rail and an understair cupboard and a carpeted staircase leading to the upper floor.

The living room is to the front with space for freestanding furniture, a fireplace with gas fire (disconnected and not warranted) and timber surround.

The part-tiled dining kitchen is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer and co-ordinating worksurfaces. The gas cooker, fridge/freezer and the washing machine are included in the sale but are not warranted. There are windows and a door to the spacious conservatory to the rear which has views over the garden.

The fully tiled shower room completes the ground floor accommodation and is fitted with a recessed wash hand basin, WC and corner shower cubicle with Mira Advance shower. Window to side.

The upper hall has a window to the side, an over stair cupboard and a hatch to the attic.

Bedroom 1 is situated to the rear of the property with space for freestanding furniture, a built-in wardrobe and has a window offering open aspects. A door leads to the en-suite shower room which is fitted with a recessed wash hand basin with fitted storage, a WC and a corner shower cubicle with body jet shower.

The second double bedroom is to the front of the property with ample space for freestanding furniture and a built-in cupboard housing the boiler.

There is a further bedroom to the front, currently used as a dressing room but would be ideal for a nursery or home office too. Built-in mirrored door wardrobe.

ACCOMMODATION

Vestibule
Hall
Living room
Dining kitchen
Conservatory
3 bedrooms (main bedroom with en-suite)
Shower room

Gas central heating, double glazing

GARDENS

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

The garden shed is included in the sale.

GARAGE

There is a detached garage to the rear (sold as seen). Gates at the front give access to the driveway providing off-street parking.





EXTRAS

All fitted carpets, floor coverings, curtains, blinds, white goods as specified and the garden shed are included in the sale. Some items of furniture may be available separately.

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: C

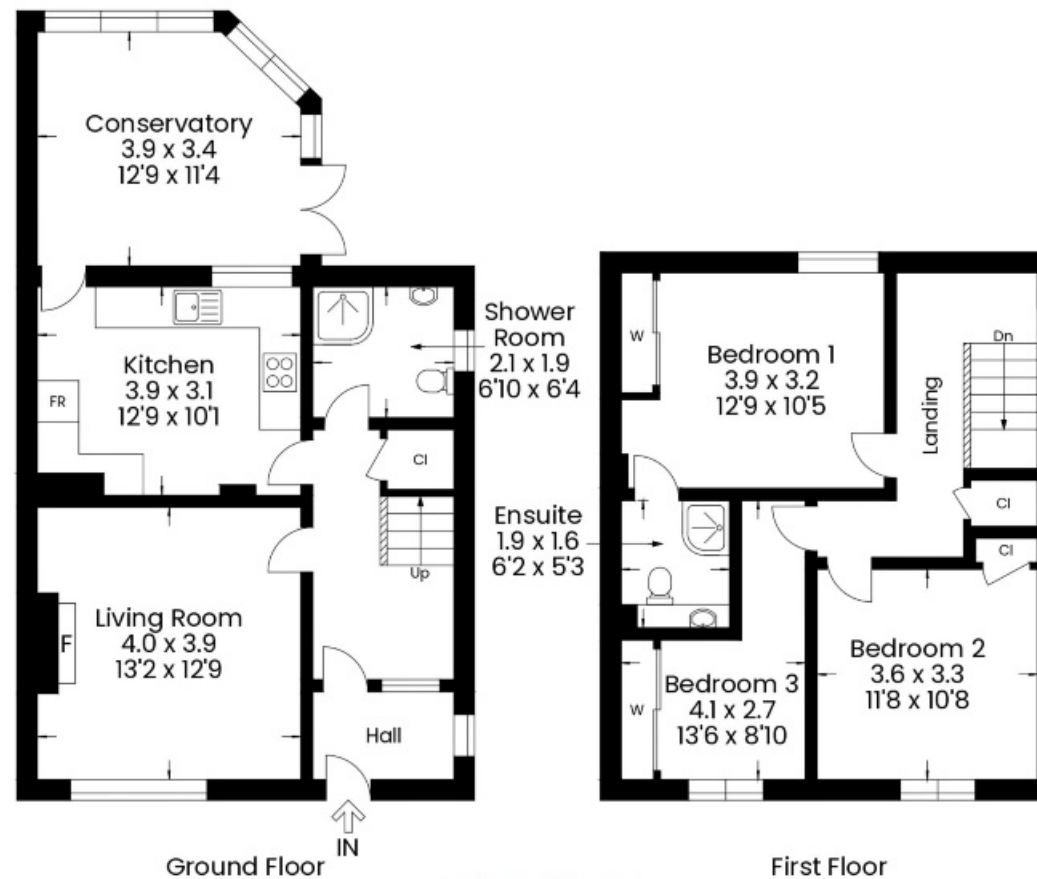
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



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:D



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

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We can open doors for you

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