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Solicitors and Estate Agents

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**BELLS BURN AVENUE
LINLITHGOW, EH49 7LB**



OFFERS OVER £365,000

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BELLS BURN AVENUE LINLITHGOW, EH49 7LB

Located in an enclave at the end of the avenue, this detached property offers flexible space over 2 floors. It is within short walking distance of Bonnytown Nursery, Springfield Primary school and convenience shopping and within a 15 minute walk to the town centre and station.

The property is accessed via a uPVC door with glazed panel to the side and leads to the hall. The hall has space for freestanding furniture, an understair cupboard and stairs to the upper floor. There is a 2-piece cloaks/WC with wet wall panelling and window to side.

French astragalled doors lead to the well-proportioned living room which has an electric fire and surround. There is a window to the front together with a further high level window. To the rear, there is a dining room which could also be utilised as a home office or playroom.

The kitchen is fitted with a range of wall and base units with stainless steel sink and drainer, complementary worksurfaces and tiling to splashback. The 4 ring gas hob, oven, extractor hood, washing machine, fridge and freezer are included in the sale but are not warranted. Worcester boiler. Door and window to rear garden.

On the upper floor, there are 4 bedrooms, a walk-in cupboard with shelves to each side and the bathroom.

Bedroom 1 is to the front with space for freestanding furniture and a built-in wardrobe. A window overlooks the garden to the east.

Bedroom 2 has a window to the west, space for freestanding furniture and a built-in wardrobe.

Bedroom 3 is also to the rear with space for freestanding furniture and has a window to the west.

Bedroom 4 is to the front with space for freestanding furniture and a built-in wardrobe.

The fully tiled bathroom completes the accommodation and is fitted with a WC, wash hand basin and bath with shower and glazed screen. Window to the side.

ACCOMMODATION

Hall
Living room
Dining room
Fitted kitchen
4 bedrooms
Bathroom, cloaks/WC

Gas central heating, double glazing

GARDENS

There are well-tended gardens to the front and rear of the property. The front garden is laid to lawn with mature shrubs and bushes and seasonal planting. The rear garden is laid to lawn with flower borders.





GARAGE

There is a single garage to the side with up and over door and further door to side. The pebbled driveway provides off-street parking.

EXTRAS

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

SITUATION

The Royal Burgh of Linlithgow lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers excellent primary and secondary schooling, a good choice of shops, supermarkets, a retail park, restaurants and numerous recreational facilities.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

VIEWING

By appointment with Property Department on 01506 840000.

WHAT3WORDS
nearly.anyway.drumbeat

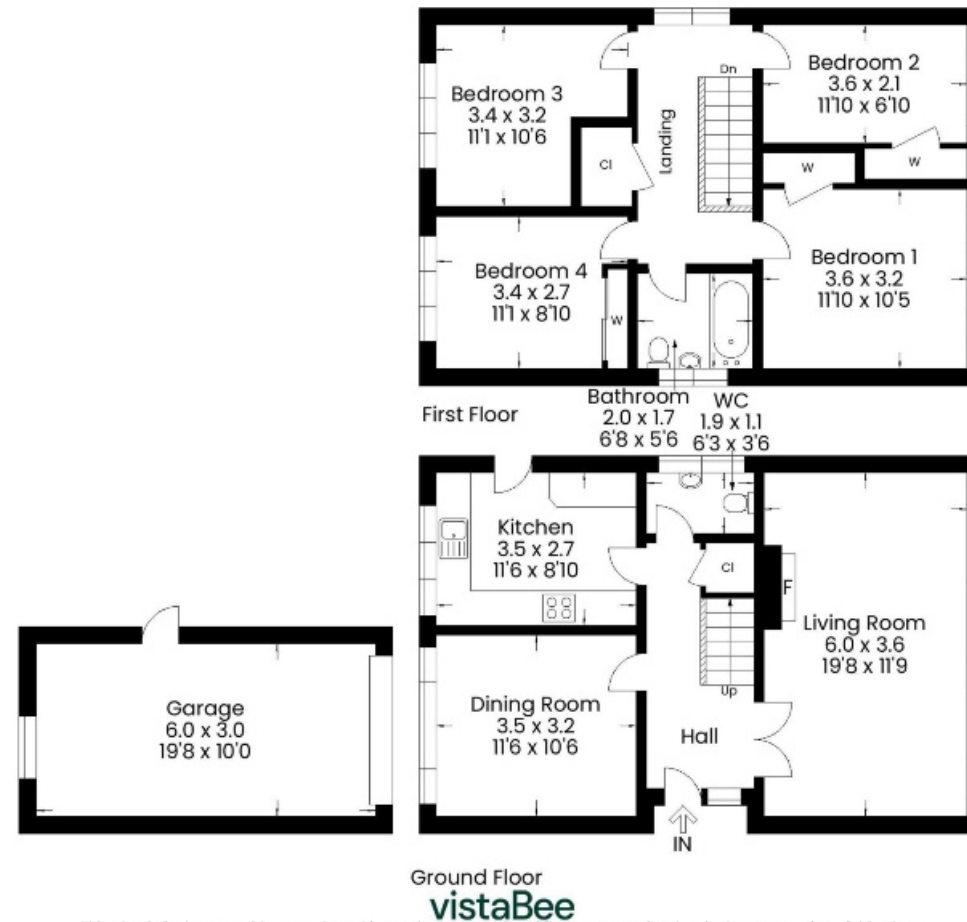
OTHER

COUNCIL TAX BAND: F

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



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.



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)

Solicitors and Estate Agents

We can open doors for you

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