



Deans Properties

Deans Solicitors and Estate Agents LLP



3 Paddockhall Cottages
Linlithgow, EH49 7LY



END TERRACED COTTAGE

- Living Room
- Kitchen
- Dining Room/Office
- Two Double Bedrooms
- Bathroom
- Private Front, Side and Rear Gardens
- Driveway & Garage
- Oil Fuelled Central Heating
- Double Glazing
- EPC Rating – E



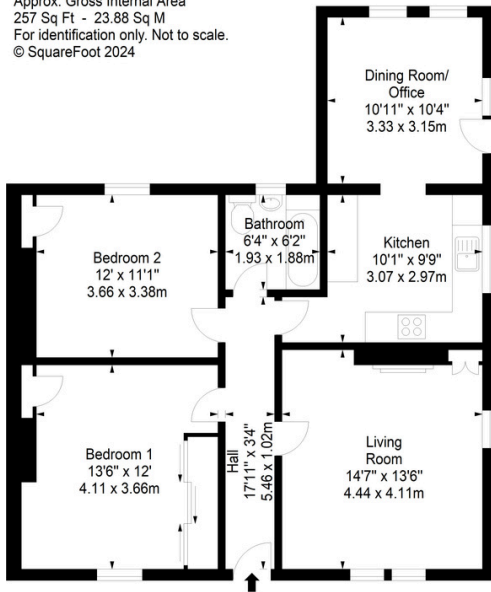
This spacious end terrace cottage is located in a semi-rural location near the historic town of Linlithgow, West Lothian. An abundance of excellent amenities are close by including supermarkets, restaurants, retail, leisure facilities and schools. The property is conveniently located for an easy commute to Glasgow and Edinburgh by both road and rail with Linlithgow Train Station nearby. The accommodation comprises; entrance hallway, dual aspect living room with feature fireplace, separate kitchen leading to dining room currently used as office, two double bedrooms with storage cupboards and family bathroom with overhead electric shower. The property benefits from oil fuelled central heating and double glazing and access to attic space. Externally lies a lovely mature front garden and generously sized side and rear gardens grounds, driveway and garage. Subject to the relevant local authority permissions and consents being obtained there is potential for the property to be extended. Items included in the sale are fitted carpets and floor coverings, oven, hob, hood, fridge and freezer, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.



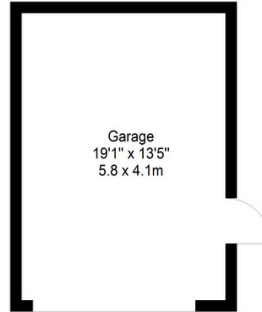
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Approx. Gross Internal Area
875 Sq Ft - 81.29 Sq M
Garage
Approx. Gross Internal Area
257 Sq Ft - 23.88 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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