

# 31 Philip Avenue, Linlithgow







*3 Bed | 2 Bath | 111m<sup>2</sup>*

HALLIDAYHOMES.CO.UK



## 31 Philip Avenue

*A fantastic opportunity to purchase this three-bedroom detached home. The property offers spacious flexible accommodation, single garage, and sizeable driveway. Positioned within a highly regarded residential development in Linlithgow, early viewing is strongly advised to appreciate the potential and location on offer.*

*The internal accommodation comprises the ground floor; entrance hall with a generous storage cupboard and wc, kitchen, lounge, dining room, bedroom, and access to the rear garden grounds. On the first floor, you are offered two double bedrooms, a family bathroom, airing cupboard and access to the attic space which is partially floored. Warmth is provided by gas central heating and double glazing.*

*Externally, you are offered both private and rear garden space. The private grounds benefit from a paved patio with substantial space for associated garden furniture and a mix of shrubs, planters, and trees. The grounds are made discrete thanks to the surrounding fencing and hedges. The front garden presents laid lawn and driveway to the single garage.*











# HALLIDAY HOMES

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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

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