



**58 Auldhill Avenue, Bridgend**

Bridgend

Offers Over **£100,000**





## 58 Auldhill Avenue

Bridgend, Bridgend

This beautifully presented two-bedroom property in the heart of Linlithgow combines spacious living with stylish modern finishes. Ideal for first-time buyers or small families, the home features a large lounge, a luxurious recently upgraded bathroom with a walk-in shower, a generous garden with wooden decking, and a shed for storage.

Upon entering, you're welcomed by a bright hallway with neutral décor, setting the tone for the home's inviting atmosphere. The hallway leads to the expansive lounge, a standout space with ample room for a large sofa and free-standing furniture. The room is filled with natural light thanks to the double French doors, which also provide direct access to the rear garden, perfect for indoor-outdoor living.

Adjacent to the lounge is a bright, practical kitchen with plenty of space for free-standing appliances like a washing machine and fridge freezer. Its functional layout makes daily tasks simple and convenient.





One of the home's most impressive features is the recently upgraded bathroom. This modern, sleek space offers a high-end finish, featuring a walk-in shower, ideal for relaxing at the start or end of your day. The stylish tiling and contemporary fixtures elevate the space.

The two double bedrooms are generously sized, with the main bedroom comfortably fitting a king-size bed and offering abundant natural light through its double windows. The second bedroom, currently used as a dressing room, is versatile and spacious enough to accommodate a double bed and additional furniture.

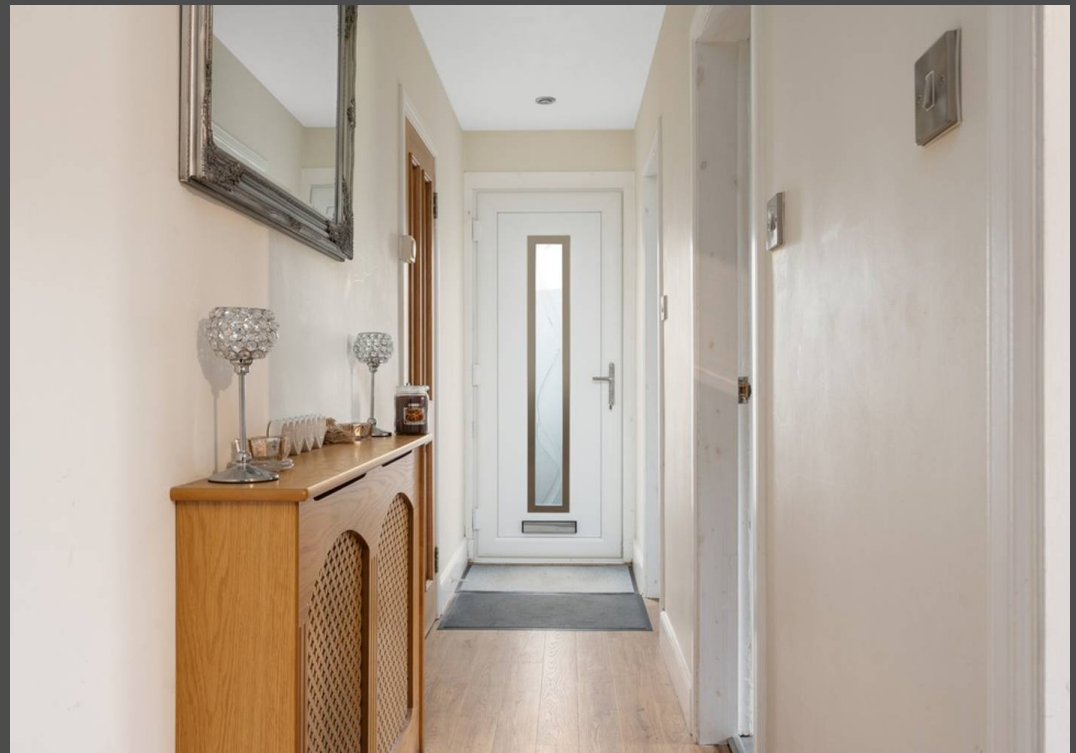
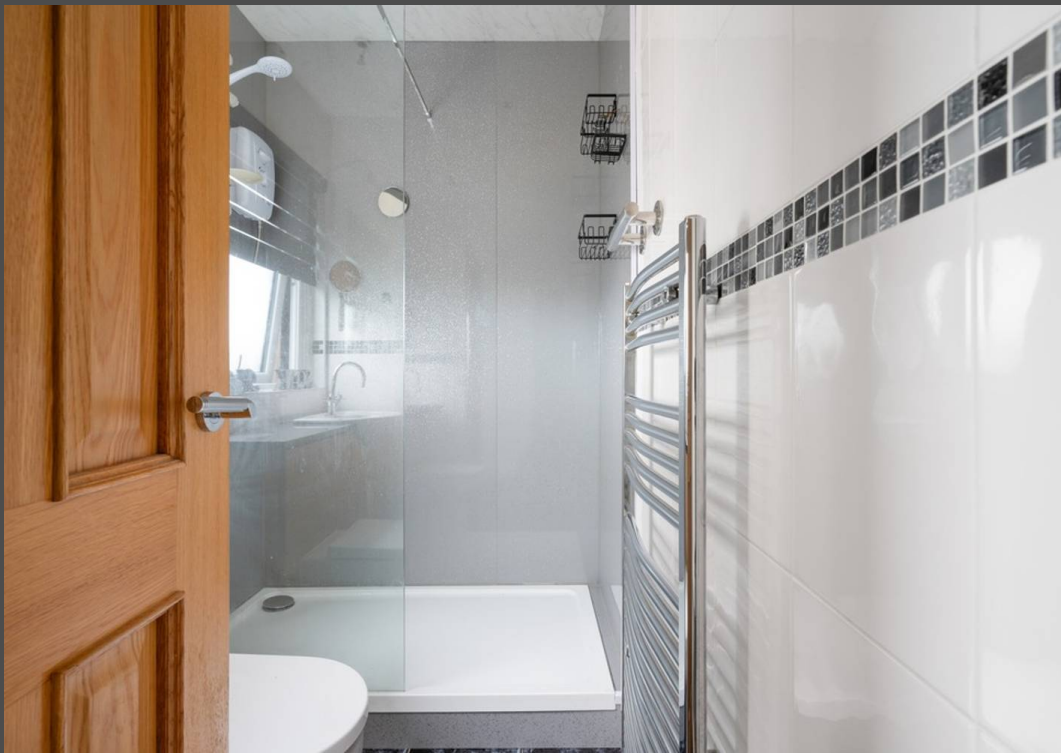
Outside, the property offers a sizeable, low-maintenance garden that's perfect for both relaxing and entertaining. A spacious wooden decking area is ideal for outdoor dining and social gatherings, while the remaining garden space is practical and easy to maintain. The garden also features a shed, providing ample storage for outdoor tools and furniture, keeping the area tidy and functional.

Additional benefits include a large driveway and the property's fantastic location, just a short drive from Linlithgow train station, major supermarkets like Tesco and Sainsbury's, and within the catchment for local schools such as Springfield Primary and Linlithgow Primary. With excellent M8 motorway access, commuting to Edinburgh or Glasgow is straightforward and convenient.



With its spacious interiors, modern bathroom, and excellent outdoor space, this move-in-ready home offers an ideal balance of comfort, practicality, and style. The neutral décor throughout provides a fresh, clean slate, ready for new owners to make their own. Whether you're looking to settle into a quiet neighbourhood with excellent local amenities or seeking easy access to major cities for work and leisure, this property offers the perfect combination of a peaceful retreat and urban connectivity, making it a fantastic long-term investment for future homeowners







Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

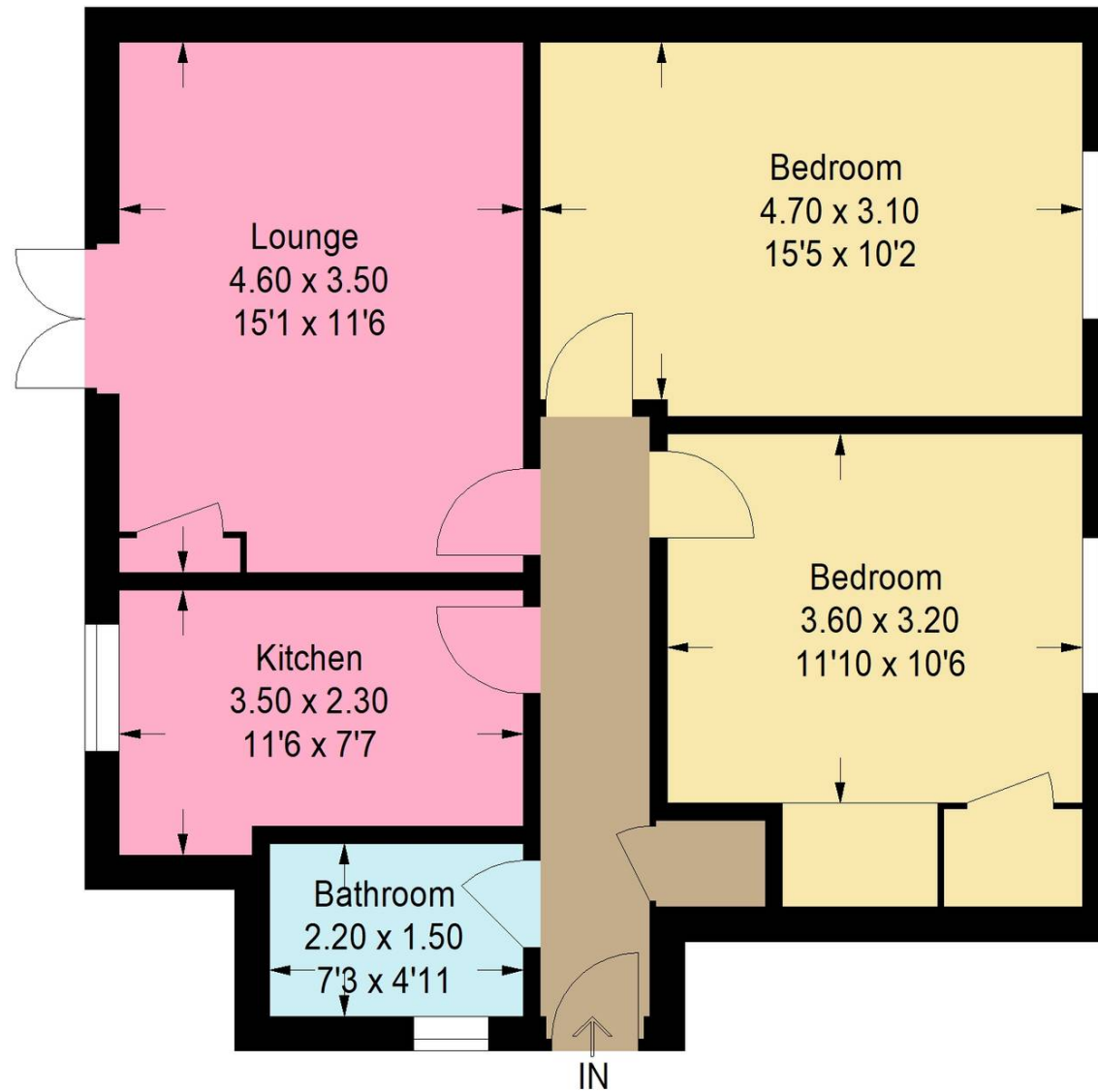


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## Bridges Properties

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