





RARELY AVAILABLE 3 BEDROOM SEMI DETACHED VILLA

IN SOUGHT AFTER LOCATION

Carol Lawton and RE/MAX Property are delighted to offer to the market this well-proportioned, semi detached, 3 bedroom villa, offering spacious accommodation. Comprising of a hall, lounge/dining room, kitchen, 3 double bedrooms and family bathroom. Further benefits include gardens to the front and rear garden, garage, driveway, GCH and DG. The property requires some modernisation but will make a superb family home.

The home report is available to download from our website.

No factor fees

Council Tax band: B

Tenure: Freehold

Linlithgow is a historic Royal Burgh about 20 miles from Edinburgh and under an hour from Glasgow by train or car. It was the birthplace of Mary Queen of Scots and the preserved ruins of the Royal Palace can be visited on the picturesque shores of Linlithgow Loch. Linlithgow has many independent shops and professional services as well as large supermarkets, a swimming pool, rugby club and golf course. With a rail station in the town and the M8 and M9 motorway networks only minutes away, Linlithgow is ideally situated for commuters.

Entrance Hall

9' 3" x 4' 5" (2.83m x 1.34m)

Enter via a ½ glazed wooden door into the welcoming hall. Central light fitting, laminate flooring, alcove space and a radiator. Access to the lounge/dining room, kitchen and stairs to the upper level.

Lounge/Dining Room

22' 10" x 11' 8" (6.97m x 3.55m)

Spacious room with 2 windows to the front of the property. 2 ceiling light fittings, fire surround with an electric fire, carpet flooring and a radiator. Plenty of space for a dining table and chairs.

Kitchen

14' 4" x 6' 11" (4.37m x 2.11m)

Attractive, galley shaped room with a window and partially glazed UPVC door leading to the rear of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. Space for a gas cooker, fridge/freezer and a washing machine. Central light fitting, vinyl flooring and a radiator.

Upper Landing

Rise the carpeted stairs to the upper level where access can be gained to the bedrooms and family bathroom. There is a window to the side of the property. Central light fitting, storage cupboard, carpet flooring and a radiator.

Bedroom 1

14' 11" x 9' 1" (4.56m x 2.77m)

Generous room with a window to the rear of the property. Central light fitting, double wardrobes offering an abundance of hanging and storage space, carpet flooring and a radiator.

Bedroom 2

10' 6" x 10' 4" (3.19m x 3.15m)

Large room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator.



Bedroom 3

9' 1" x 8' 1" (2.78m x 2.47m)

Another great sized room with window to the front of the property. Central light fitting, carpet flooring and a cupboard that can be used as a wardrobe.

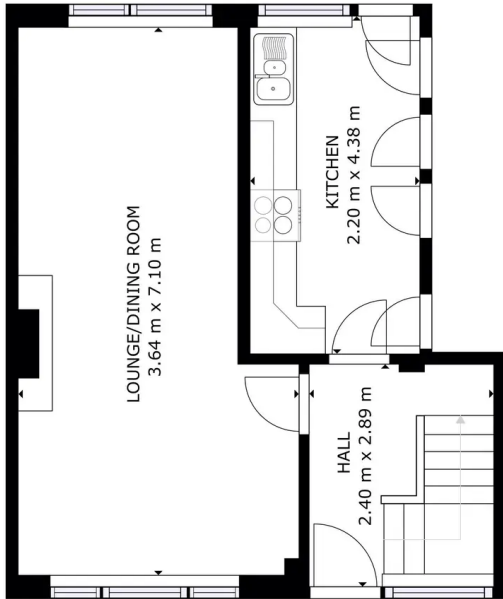
Bathroom

8' 8" x 4' 3" (2.64m x 1.30m)

Superb sized room with an opaque window to the front of the property. Comprising of a WC, sink with a hot and cold taps and a bath with hot and cold taps and a separate shower cubicle with an electric shower. Spotlights, tiled walls, vinyl flooring and a radiator. Access to the loft space.



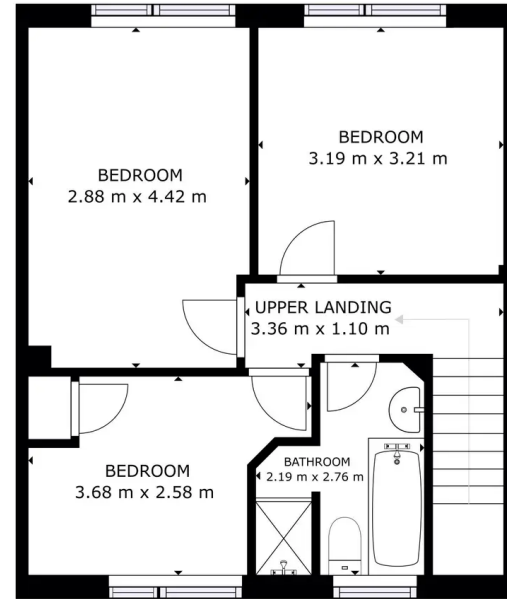
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		84
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E		55	(39-54)	E	47	
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 41.26 m², FLOOR 2: 45.48 m²
 TOTAL: 86.74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 41.26 m², FLOOR 2: 45.48 m²
 TOTAL: 86.74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





RE/MAX Property

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Every effort is made to ensure that our sales particulars are accurate and reliable, with information provided by the seller. [1] All measurements - a sonic measuring device is used and there may be some minor fluctuations in measurements due to the limitations of the device. [2] None of the items included in the sale have been tested by us and RE/MAX gives no warranty as to their condition. [3] Photographs - a wide angle lens may have been used. [4]