



44 Beechwood, Linlithgow

In Excess of £350,000



RE/MAX
Estate



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Chloe Mason with RE/MAX Estates Linlithgow are delighted to market this charming 3-bedroom detached bungalow in a highly sought-after location offering a fantastic opportunity for modernisation and value addition. Featuring a spacious lounge and conservatory, perfect for relaxation and entertaining.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

This expansive and inviting space boasts plush carpeted flooring and a stunning bay window that floods the room with natural light. The generous layout offers ample room for both lounging and dining furniture, perfect for relaxing or entertaining. Additional features include a charming side window and an elegant fireplace, all complemented by tasteful neutral décor, creating a versatile and welcoming ambiance.

Kitchen

Offering an abundance of wall and base units, this functional kitchen includes an oven with hob, and washing machine, with ample space for a fridge freezer. The sink enjoys pleasant views through the conservatory to the garden grounds, providing a serene backdrop. With great potential for modernisation, this kitchen presents an excellent opportunity to add value and create a space tailored to your personal taste.





Bedroom One

This spacious retreat features soft carpeted flooring and extensive storage, including fitted wardrobes and additional cupboard space. There's ample room for a dressing vanity or chest of drawers, while the fitted mirror sliding door wardrobes add both functionality and style. Enjoy stunning views overlooking the peaceful rear garden grounds, making this bedroom a perfect haven for relaxation.

Bedroom Two

A well-proportioned double bedroom featuring cozy carpeted flooring and a fitted sliding door wardrobe for convenient storage. The window offers natural light and views of the side of the property, while the room's easy accessibility from the hall makes it both practical and comfortable.

Bathroom

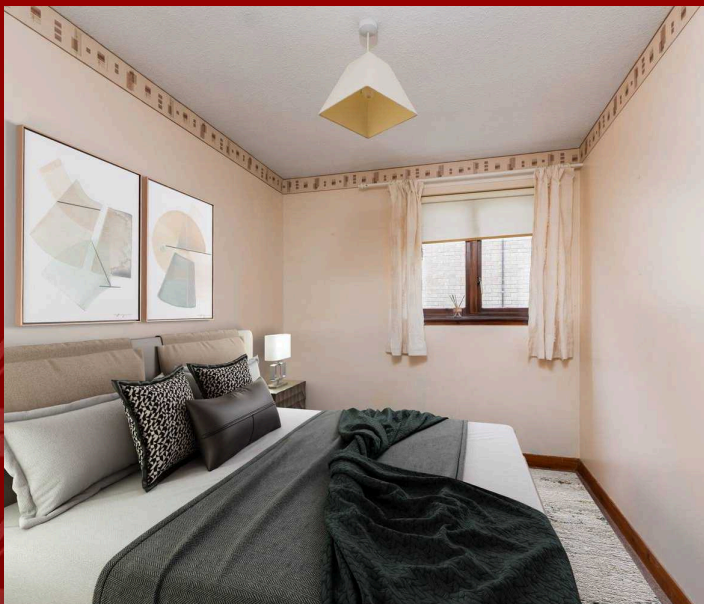
Featuring a mains-powered shower over the bath, white WC, and matching wash hand basin, this bathroom offers a functional layout. A frosted window provides natural light while ensuring privacy. With potential for modernisation, this space presents an excellent opportunity to upgrade and add value.

Bedroom Three

A spacious room with soft carpeted flooring, this versatile bedroom offers ample space and features a large window that brings in natural light. Equipped with a radiator, it provides comfort and warmth, making it a cozy and functional space.

Conservatory

Perfectly positioned to capture serene views of the rear garden, this bright and airy conservatory offers a fantastic space for relaxation or entertaining. With its versatile layout, it can easily serve as a tranquil retreat or a vibrant spot for hosting guests.





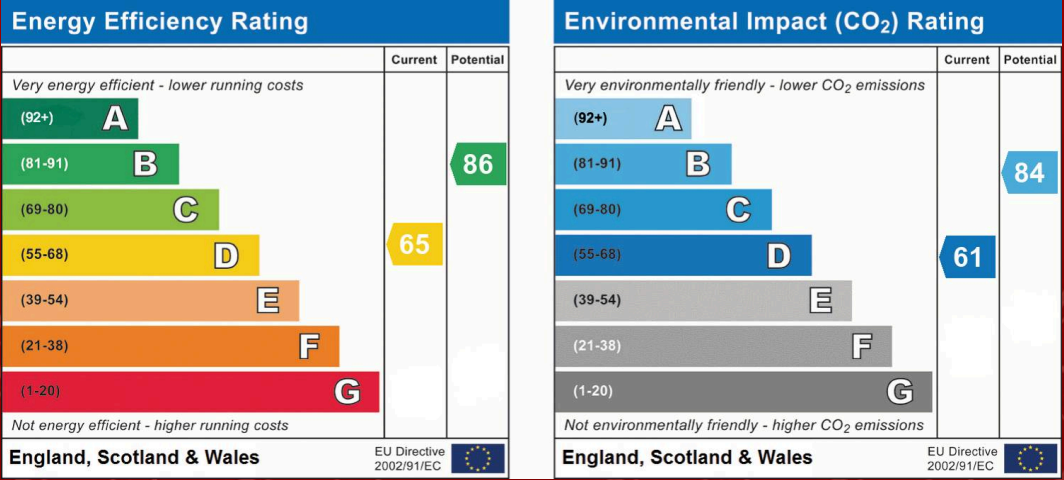
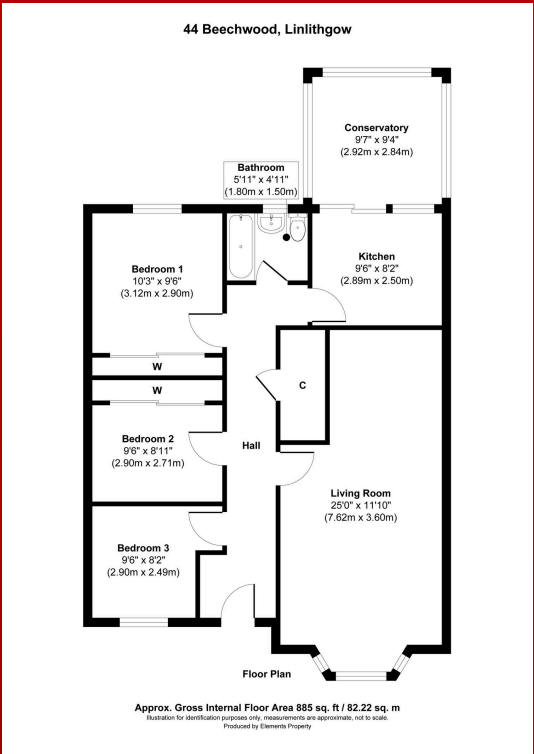
FRONT GARDEN

Beautifully landscaped with a well-maintained lawn, complemented by a variety of shrubs and plants for added kerb appeal. A private driveway leads to the garage, offering convenient parking and access.

REAR GARDEN

Enjoy the benefits of a south-facing garden, ideal for soaking up the sun throughout the day. With gated access to the side for enhanced privacy, this outdoor space is thoughtfully adorned with lush shrubs and mature trees, creating a peaceful retreat perfect for relaxation and entertaining.







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