



54 Oatlands Park, Linlithgow

Offers Over £520,000





## 54 Oatlands Park

Linlithgow, Linlithgow

Chloe Mason with RE/MAX Estates is proud to present this 4-bedroom detached home, set on a corner plot with extended garden grounds and a sunroom offering beautiful views of the fields.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### Lounge

Boasting rich, warm-toned flooring that complements the space beautifully, paired with a large front-facing window that fills the room with natural light. The neutral décor provides a timeless feel with the opportunity to modernize. Elegant sliding doors offer a seamless flow into the dining room or can be closed off to create a more private, cozy living area.

### Dining Room

A spacious and inviting setting, perfect for both formal dining and entertaining. Featuring warm-toned flooring that enhances the room's character, this generous space seamlessly flows into the sunroom, where you can enjoy stunning views of the beautifully maintained garden and open countryside. Ideally positioned next to the kitchen, offering both convenience and a wonderful atmosphere for hosting.

### Sun Room

A wonderful extension of the home, designed to embrace natural light and garden views. Featuring soft carpeted flooring for added comfort, this versatile space offers the perfect spot to relax and unwind. French patio doors enhance the indoor-outdoor connection, creating an al fresco feel. Whether used as an additional lounge area or a peaceful retreat, this room adapts effortlessly to your needs.

### Kitchen

A generously sized space positioned at the rear of the home, offering lovely garden views and convenient side door access. Designed for both functionality and flexibility, it features ample worktop space, a breakfast bar area, and an array of wall and base units. The kitchen comes equipped with a fitted fridge freezer, washing machine, and dishwasher, along with a large integrated cupboard ideal for pantry storage. With plenty of potential to modernize, this space can be transformed to suit your style and needs.







#### **Guest WC**

Conveniently located on the ground floor, providing easy access for guests. This well-maintained space features a walk-in shower, WC, and sink with a vanity unit for added storage. A frosted window allows natural light to filter in while maintaining privacy.

#### **Master Bedroom**

A generously sized room with stylish laminate flooring, offering ample space for bedroom furnishings. The triple sliding wardrobe provides excellent storage solutions, keeping the space neat and organized. Large windows frame stunning views of the hills, creating a serene and picturesque setting.

#### **Bedroom 2**

A spacious front-facing double bedroom featuring a built-in storage cupboard for added convenience. With soft carpeted flooring and neutral décor, this room offers a comfortable and versatile space, easily accommodating a full range of bedroom furnishings.

#### **Bathroom**

Ideally positioned on the first floor between the bedroom accommodation, this bathroom offers great potential for modernisation. It features a shower over the bath, a sink, a WC, and a radiator, providing a functional and well-proportioned space.

#### **Bedroom 3**

A well-proportioned double bedroom positioned at the rear of the home, offering breathtaking views of the surrounding countryside. Featuring soft carpeted flooring and fitted sliding wardrobes, this space combines comfort with ample storage.

#### **Bedroom 4**

Featuring laminate flooring, this versatile room offers views of the rear garden grounds. With the potential to be used as either a bedroom or a home office, it provides flexibility to suit your needs. Additionally, it includes built-in cupboard space for convenient storage.







## REAR GARDEN

A secluded and private sanctuary with stunning views over the ever-changing fields. This garden features a delightful mix of shrubs, plants, trees, and well-maintained laid lawn, complemented by paved paths and a charming paved patio area perfect for garden furnishings. Beautiful patches of flowers and plants create a unique, almost enchanted atmosphere, with winding paths leading to hidden garden corners, each offering something new and beautiful. At the heart of the garden is "The Orchard," complete with a beautiful wooden summer house, ideal for a seating area where you can relax and enjoy the peaceful surroundings. The garden, which has been thoughtfully extended with additional grounds purchased by the sellers, truly offers a dream outdoor space. Fenced for privacy, this corner plot is a haven for nature, with an abundance of birds and squirrels adding to its tranquil charm.









54 Outlands Park, Linlithgow, EH49 6AS



Approx. Gross Internal Floor Area 1862 sq. ft / 173.15 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	76
England, Scotland & Wales	EU Directive 2002/91/EC	





RE/MAX Estates

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