



93 Avalon Gardens, Linlithgow Bridge

Offers Over £470,000





## 93 Avalon Gardens

Linlithgow Bridge, Linlithgow

Detached Turn-Key 4-Bedroom Home with Double Extension in Linlithgow Bridge area of Linlithgow Stunning family room, open-plan layout, south-facing garden, near schools & amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Hall

7' 1" x 4' 9" (2.16m x 1.44m)

The welcoming entrance features stylish modern mosaic floor tiles, creating an inviting first impression. A central light fixture brightens the space, while a conveniently placed radiator provides warmth and a handy spot for coats, jackets, and footwear. The PVC door, complete with a side panel, allows natural light to flow in, enhancing the airy feel. The hallway seamlessly connects to the upper level and lounge, making for a practical and aesthetically pleasing entryway.

### Lounge

22' 7" x 7' 10" (6.89m x 2.40m)

This exceptionally spacious and modern open-plan lounge, dining, and kitchen area offers a bright and inviting atmosphere. A large front-facing window allows natural light to flood the space, while a stylish feature shelving unit adds character. The contemporary vertical radiator and central light fittings complement the sleek design, with laminate flooring throughout enhancing the sense of openness. Fresh new décor, along with a charming gas fire feature and surround, adds warmth and elegance,

### Dinning Area

The superb dining area is part of the spacious open-plan layout, offering plenty of room for a dining table and chairs, perfect for entertaining or family meals. A stylish feature hanging light fitting adds charm, while French doors provide seamless access to the family/sunroom, enhancing the flow of natural light. The sleek laminate flooring and contemporary vertical radiator complete the modern aesthetic, creating a warm and inviting space.

### Kitchen Area

14' 10" x 8' 1" (4.51m x 2.46m)

The beautifully designed open-plan kitchen seamlessly connects to the dining area and lounge, with the added convenience of access to the utility room. This well-equipped space features a gas hob with an extractor, an integrated microwave, oven, a fridge freezer, and a dishwasher, catering to all modern needs. The spotlight ceiling lighting enhances the sleek aesthetic, while tiled flooring adds durability and style.







### Primary Bedroom

11' 1" x 11' 5" (3.38m x 3.49m)

This exceptionally spacious primary bedroom offers ample room for freestanding furniture, creating a versatile and comfortable retreat. A large window provides beautiful rear views over the garden, enhancing the bright and airy atmosphere. The room benefits from generous wardrobe storage, a central light fitting, and a radiator for warmth. Soft carpet flooring adds to the cosy feel, while a stylish decorative wall shelf serves as a charming feature. With the added convenience of ensuite access, this bedroom is both practical and inviting.

### En Suite

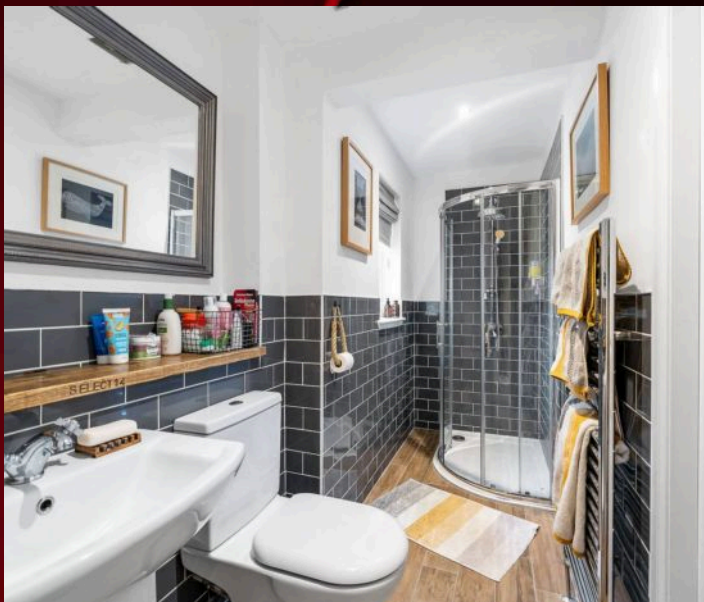
11' 2" x 4' 9" (3.41m x 1.46m)

This stylish and modern ensuite shower room boasts sleek tiled walls and flooring, creating a contemporary and polished look. It features a crisp white sink with elegant taps, a WC, and a heated towel rail for added comfort. The main highlight is the spacious walk-in shower cubicle with a modern glass enclosure, complete with a luxurious rainfall shower head powered directly from the mains, as well as a second handheld shower attachment for added convenience. Spotlight ceiling lighting enhances the bright and airy feel, while a thoughtfully designed feature shelving unit adds both style and practicality, making this a beautifully finished ensuite space.

### Bedroom 2

11' 7" x 9' 5" (3.53m x 2.88m)

This generously sized second double bedroom offers plenty of space for freestanding furniture, making it a versatile and comfortable room. Double fitted wardrobes provide excellent storage, while a front-facing window allows natural light to brighten the space. Feature shelving adds a stylish touch, complementing the overall modern design. The room also includes soft carpet flooring, a radiator for warmth, and a central light fitting, making it a cosy and well-appointed bedroom.







## REAR GARDEN

The fantastic, well-designed rear garden is a true highlight, featuring a lawn area with different levels that create a stunning visual appeal. Lush plants, shrubs, and trees add vibrant color and texture throughout the space. The wooden decking area with a pergola offers an excellent spot for entertaining or enjoying a barbecue, while a nicely planted border adds charm. A second decking area, accessible from the sunroom, provides additional outdoor living space. Paving to the side of the property adds practicality, and the garden is fully secured and enclosed with a side gate for privacy. With an outside tap, a chipped border, and a handy drying area, as well as a shed for extra storage, this garden offers both beauty and functionality, making it an ideal space for outdoor enjoyment and gatherings.

## FRONT GARDEN

The front garden is primarily laid to lawn, creating a neat and welcoming appearance that enhances the property's curb appeal. The lush green space adds to the overall charm of the home, making a positive first impression as you approach the property.

## GARAGE

Single Garage

The good-sized garage features an up-and-over door for easy access and convenience. It is fully powered, providing practical functionality for various uses. The garage also houses the boiler, adding to the efficient use of space and ensuring everything is neatly contained in one area.

## DRIVEWAY

3 Parking Spaces

good size driveway can easily park 3 vehicles mainly laid with tarmac and low maintenance







93 Avalon Gardens



Approx. Gross Internal Floor Area 1918 sq. ft / 178.17 sq. m  
 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		
	72	83
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		
	72	83
England, Scotland & Wales	EU Directive 2002/91/EC	





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

