



CHLOE MASON  
RE/MAX



**RE/MAX**  
Estates

45 Philip Avenue, Linlithgow

Offers Over £380,000





## 45 Philip Avenue

Linlithgow, Linlithgow

Chloe Mason with RE/MAX Estates Linlithgow is excited to bring to the market this 3-bedroom detached home, perfectly situated in a private corner plot with the added benefit of a garage and driveway.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Lounge

A bright and spacious living area with a gorgeous outlook over the rear garden, creating a peaceful and inviting atmosphere. The feature fireplace adds character and warmth, making it the perfect spot to unwind. With plenty of space for lounging furniture, this versatile room is ideal for both relaxing and entertaining. Sliding patio doors seamlessly connect the indoor and outdoor spaces, flooding the room with natural light and providing easy access to the garden. The soft carpeted flooring enhances comfort, adding to the homely feel of this charming space.

### Kitchen

Positioned at the rear of the home, the kitchen enjoys scenic views of the garden, making it a delightful space to cook and dine. This area offers great potential for modernisation and personalisation, allowing the next owner to create their dream kitchen. It features space for a cooker and hob, along with fitted appliances including a dishwasher, washing machine, fridge, and tumble dryer for added convenience. A side door provides easy access to the garden, perfect for outdoor dining.

### Dining Room

Enjoying front-facing views over the quiet estate, this spacious and versatile room is perfect for family meals or entertaining guests. The carpeted flooring enhances the cozy feel, while the fitted shelving provides practical storage solutions. Seamlessly connected to the kitchen, this space offers great flexibility—whether used as a formal dining area, or a second living space to suit your needs.

### Bedroom 3

Enjoying tranquil views over the leafy rear garden, this well-sized double bedroom is filled with natural light from the large window. The neutral décor and carpeted flooring offers the perfect opportunity to add your own style. A built-in wardrobe offers convenient storage.







### **Bedroom 2**

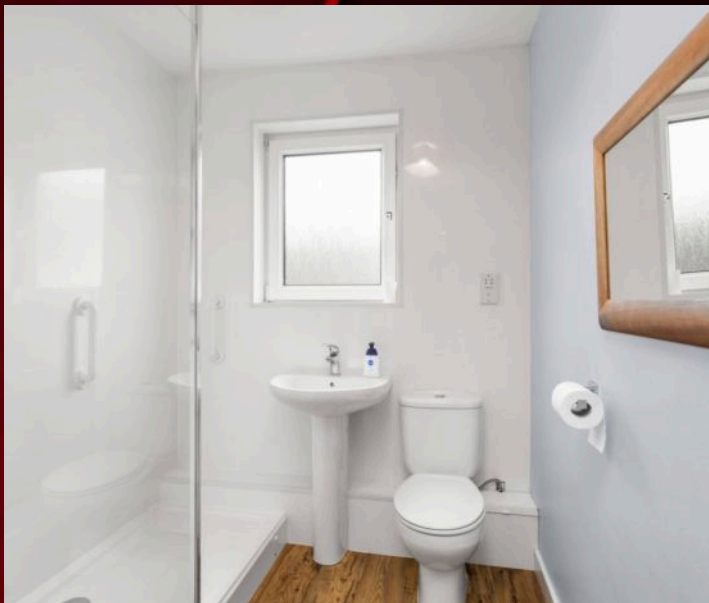
A well-proportioned double bedroom featuring carpeted flooring and a large front-facing window, allowing plenty of natural light to fill the space. The neutral décor provides a blank canvas, ready for personalisation. A fitted wardrobe offers convenient storage, while the generous floor area comfortably accommodates a double bed and additional bedroom furnishings.

### **Shower Room**

A functional space featuring a walk-in shower with a mains-powered shower, a WC, and a sink. The frosted window allows natural light while maintaining privacy. This room presents a great opportunity for modernisation, offering the potential to upgrade and personalise to suit your style.

### **Master Bedroom**

A spacious master bedroom featuring carpeted flooring and fitted wardrobe storage for added convenience. With peaceful views over the rear garden, this room offers a tranquil retreat. The generous floor space provides plenty of room for a double bed and additional bedroom furniture, making it a perfect space to relax and unwind.







## REAR GARDEN

Set on a generous corner plot, this expansive garden offers a private and peaceful retreat, surrounded by mature hedges and trees for added seclusion. A large lawned area provides plenty of space for outdoor activities, while the paved patio is perfect for garden furniture and al fresco dining. At the heart of the garden, a beautifully landscaped centre patch is adorned with colourful plants and shrubs, adding charm and character to the space. A rear gate provides direct access to a public path, making it just a short walk to the High Street. With an abundance of nature all around, this is a truly special outdoor space to enjoy.

## GARAGE

Single Garage

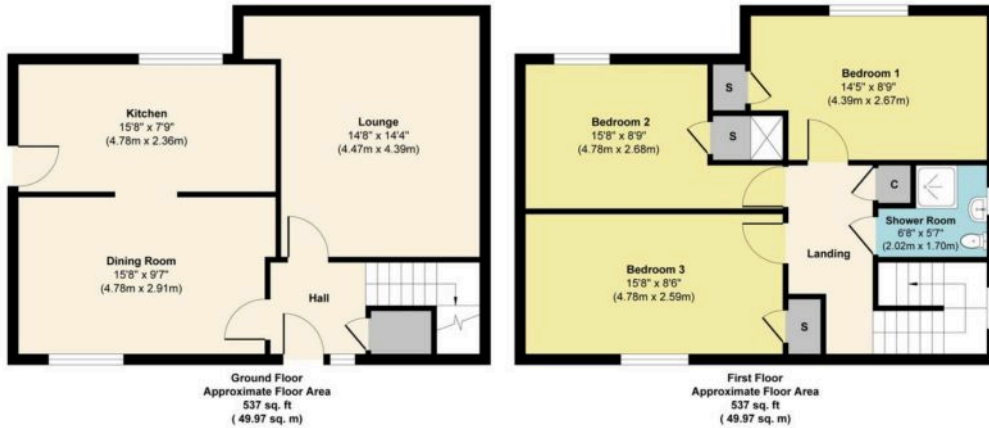
## DRIVEWAY

1 Parking Space









Approx. Gross Internal Floor Area 1074 sq. ft / 99.94 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		
	68	80
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		
	63	75
England, Scotland & Wales	EU Directive 2002/91/EC	





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