



18 Braehead Road, Linlithgow

Offers Over £235,000



18 Braehead Road

Linlithgow, Linlithgow

Carol Lawton at RE/MAX Estates - Linlithgow is pleased to present this modern three-bedroom mid terrace property with a Spacious lounge, high-spec kitchen/diner, shower room front & rear gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

16' 4" x 3' 0" (4.99m x 0.92m)

The entrance hall is bright and welcoming, featuring a PVC half-glazed door with a side panel window that allows an abundance of natural light to flood the space. The real wood flooring adds warmth and character, while the great under-stair storage and a second spacious cupboard provide ample room for organization. The ceiling is fitted with spotlight lighting, creating a modern ambiance, and a radiator ensures comfort. From here, you have easy access to the lounge, kitchen, bathroom, and the upper level of the home.

Lounge

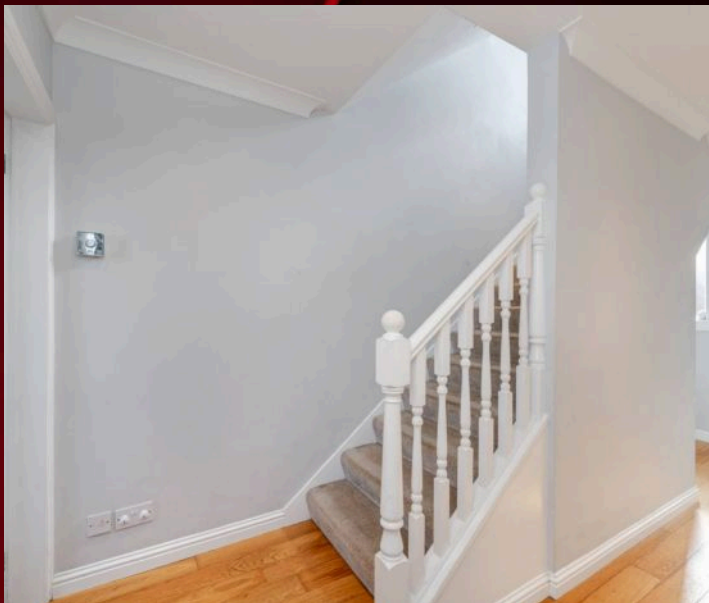
13' 1" x 12' 11" (3.98m x 3.93m)

The lounge is a lovely, spacious room that offers plenty of room for freestanding furniture, creating a comfortable and versatile living area. A large front-facing window fills the space with natural light, enhancing the airy feel of the room. The real wood flooring adds warmth and charm, while a radiator ensures a cozy atmosphere. Spotlight ceiling lights provide a modern touch, highlighting the beauty of the space and making it a perfect room to relax or entertain in.

Kitchen/Diner

14' 2" x 10' 4" (4.33m x 3.16m)

This beautiful, modern kitchen is well-equipped and thoughtfully designed, featuring sleek granite worktops and a large breakfast bar with convenient under-counter storage cupboards. The laminate flooring adds a practical yet stylish touch, while ceiling spotlights illuminate the space, creating a bright and inviting atmosphere. A radiator ensures comfort, and the room is completed with stylish stools at the breakfast bar. A PVC half-glazed door provides access to the rear garden, offering lovely views through a good-sized window. The kitchen is fitted with high-quality appliances, including a gas hob, extractor fan, oven, integrated washing machine, dishwasher, two fridges, and a freezer, making it both functional and perfect for everyday living.





Shower Room

7' 5" x 6' 6" (2.25m x 1.99m)

The new, modern shower room is designed with sleek wet wall finishes and stylish vinyl flooring, creating a contemporary and low-maintenance space. A heated towel rail adds both comfort and convenience, while spotlight ceiling lighting enhances the room's bright and airy feel. The gloss vanity unit features a modern sink with a mixer tap, and the WC includes a storage cupboard for added practicality.

Bedroom 1

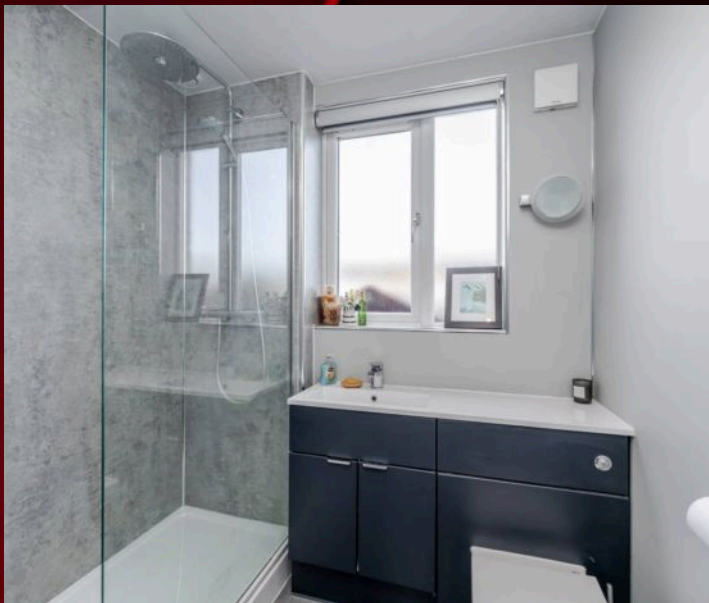
14' 5" x 9' 5" (4.39m x 2.87m)

This generously sized bedroom offers a peaceful retreat, featuring a large rear-facing window that overlooks the garden, filling the room with natural light. The carpeted flooring adds a soft, cozy touch, while the radiator ensures comfort throughout the year. Spotlight ceiling lights provide an elegant, modern finish to the room, enhancing its spacious feel. Additionally, large double fitted wardrobes offer plenty of storage, making this bedroom both functional and stylish.

Bedroom 2

14' 4" x 8' 8" (4.38m x 2.65m)

The second double bedroom is a good size, offering plenty of space for freestanding furniture. A front-facing window brings in natural light, creating a bright and airy feel. The carpeted flooring adds warmth and comfort, while the spotlight ceiling lighting provides a modern touch. A radiator ensures the room stays cozy, making it a comfortable and versatile space suitable for a variety of needs.



Bedroom 3

This good-sized double bedroom features a rear-facing window that offers a lovely view of the garden, allowing natural light to brighten the space. The carpeted flooring provides a comfortable and cozy atmosphere, while the radiator ensures warmth throughout the year. Spotlight ceiling lighting adds a modern touch, creating a bright and inviting ambiance. A large, deep shelved cupboard offers ample storage, making the room both practical and spacious.



FRONT GARDEN

The front garden is predominantly laid with chipping stone, offering easy maintenance and a neat, tidy appearance. It is fully enclosed with a gate for added privacy and security, while a bordered area provides space for plants, allowing you to add a touch of greenery and personal style to the outdoor space.

REAR GARDEN

The lovely rear garden is mainly laid to lawn, creating a spacious and tranquil outdoor area. It is fully enclosed with a gate for privacy and security, and features convenient additions such as an outside water tap and outdoor lighting. There is a designated area for waste bins, a charming paved section, and a shed for extra storage. Additionally, the garden boasts a delightful summer house, complete with power, which has been generously gifted by the current owners, providing a perfect retreat for





18 Braehead Road, Linlithgow, EH49 6DX



Approx. Gross Internal Floor Area 1006 sq. ft / 93.56 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+) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

