



58 Belsyde Court, Linlithgow Bridge

Offers Over £319,000



58 Belsyde Court

Linlithgow Bridge, Linlithgow

Joe Beattie with RE/MAX estates welcomes this beautiful home located in Linlithgow with 3 bedrooms, 3 bathrooms, a large lounge/ diner, kitchen, utility room, garage, with a front and rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Vestibul

This welcoming vestibule features a large bay window, a radiator, and soft spotlighting, creating a cosy and inviting atmosphere. It offers access to the main hallway, downstairs bathroom, and garage, making it a practical and charming entryway to the home.

Downstairs bathroom

4' 4" x 3' 2" (1.31m x 0.96m)

The downstairs bathroom is well-equipped and thoughtfully designed, featuring an extractor fan for ventilation, a radiator for added warmth, and a central ceiling light. It includes a W/C, a stylish sunken sink with convenient under-sink storage, and a heated towel rack for extra comfort.

Garage

20' 5" x 8' 6" (6.23m x 2.59m)

This spacious garage features an electric roll up door, durable concrete flooring, and three strobe lights for excellent visibility. It's well-equipped with a workbench, shelving, and pegboards for hanging tools, making it a practical and generously sized space for storage or projects.

Entrance Hall

The entrance hall features cosy carpet flooring and modern spotlighting, creating a welcoming feel. It offers a generously sized cupboard ideal for storing jackets and shoes, with easy access to the lounge, kitchen, and upstairs areas.

Lounge/ Diner

24' 7" x 11' 5" (7.50m x 3.49m)

The spacious lounge/diner boasts a large front-facing window that fills the room with natural light, complemented by cosy carpet flooring. It features two radiators, wall lights, and modern spotlighting for a warm ambience. Patio doors at the rear provide direct access to the back garden, perfect for indoor-outdoor living.





Kitchen

10' 8" x 8' 9" (3.25m x 2.67m)

This well-appointed kitchen boasts a large rear-facing bay windows that fill the space with natural light. It features laminated flooring, a large central light, and ample storage throughout. Generously sized, the kitchen comes equipped with a fridge freezer, dishwasher, integrated oven, a five-burner gas hob with an extractor fan, it also has under/over lighting and a convenient breakfast bar complete with four stools—perfect for casual dining or entertaining.

Utility room

10' 8" x 8' 9" (3.25m x 2.67m)

This extended utility room offers both functionality and style, featuring a fridge/freezer, a large rear-facing window, and an opaque back door providing access to the garden. The space is finished with tiled flooring, a radiator for added warmth, and two sets of spotlighting for bright, practical lighting. It also includes a wine fridge, washing machine, tumble dryer expansive sliding cupboard space, and additional cabinets, ensuring ample storage for everyday essentials.

Landing

This bright and spacious landing features a large side-facing windows, carpet flooring, and a central light. It provides access to a partially floored loft with shelving and lighting, perfect for extra storage, and conveniently connects to all three bedrooms and both upstairs bathrooms.



Upstairs w/c

5' 11" x 3' 7" (1.81m x 1.10m)

This upstairs W/C offers great practicality, featuring a small opaque window for privacy, a radiator. It includes a sunken sink with under-sink storage and a W/C, making it a functional and well-designed space.



Upstairs bathroom

6' 1" x 5' 11" (1.86m x 1.81m)

This upstairs bathroom is a great-sized family space, featuring two small opaque windows for natural light and privacy. It includes a heated towel rack, spotlighting, and ample cupboard storage. The bathroom is well-equipped with a W/C, a sink with a mixer tap, and a spacious walk-in electric shower, combining comfort and functionality in a clean, modern design.

Bedroom 2

9' 6" x 7' 7" (2.89m x 2.31m)

Bedroom 2 is a generously sized double room featuring a large rear-facing bay window that bring in plenty of natural light. It has cozy carpet flooring, a radiator, and central lighting for a warm and inviting atmosphere. The room also includes a very good-sized cupboard/wardrobe, offering excellent storage space.

Master bedroom

9' 5" x 13' 0" (2.88m x 3.97m)

This spacious master bedroom features a large front-facing window that allows plenty of natural light to flood the room. It boasts carpet flooring, a radiator for warmth, and both spotlighting and a central ceiling light for versatile illumination. The area serves as a generous double room and includes a big triple sliding mirrored wardrobe, a stylish fan light, combining comfort with practicality.



Bedroom 3

9' 7" x 7' 3" (2.92m x 2.22m)

This versatile bedroom/office is a bright and spacious room, featuring a large front-facing window that allow plenty of natural light. It includes carpet flooring, central lighting, a radiator for warmth, it also has a large cupboard with hanging space, making it both functional and comfortable.



FRONT GARDEN

The front garden features a monoblock driveway with space for three cars, complemented by beautiful plants and mature shrubs. It provides access to the garage via an electric roll up door, as well as the front door and a path leading to the rear garden.

REAR GARDEN

The rear garden features slatted and brick flooring, a generously sized shed for storage which has power and lighting, and beautiful plants that enhance the space. It includes a good-sized table and chairs, perfect for outdoor dining, and French patio doors offering access to the kitchen/diner or to the utility room via the backdoor.

DRIVEWAY

3 Parking Spaces



58 Belsyde Court, Linlithgow Bridge, Linlithgow, EH49 7RW



Approx. Gross Internal Floor Area 1403 sq. ft / 130.46 sq. m

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

Produced by Elements Property



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

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

