



23 Auldhill Drive, Bridgend

Offers Over £150,000

Bright lounge with large window showcasing beautiful garden views. • Spacious kitchen featuring a stylish breakfast bar for casual dining. • Expansive, low-maintenance rear garden perfect for relaxing or entertaining. • Just a short walk to scenic Bridgend Golf Course and open green spaces. • Quiet, leafy location offering a peaceful village feel. • Easy, convenient access to Linlithgow High Street, shops, and transport links.



Mason Homes is delighted to present this beautifully maintained semi-detached home, offering generous and flexible accommodation ideal for modern family living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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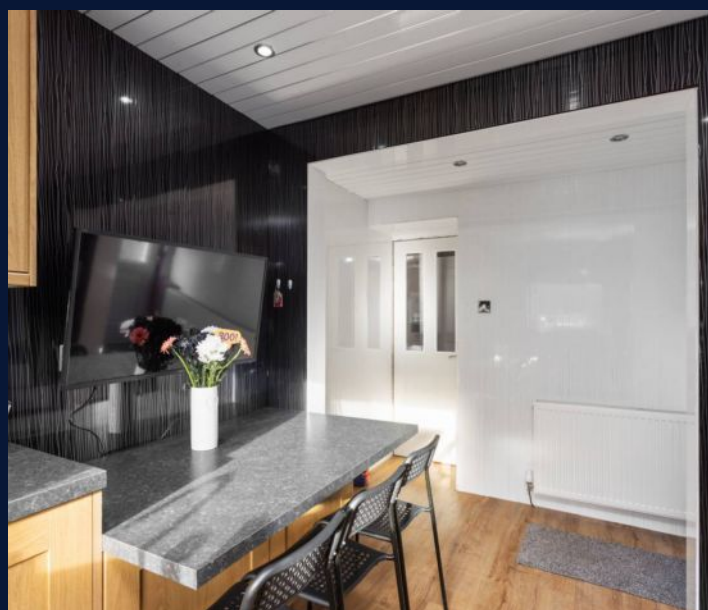


Lounge

This bright and airy lounge is truly the heart of the home, showcasing wonderful views over the rear garden through a large picture window that floods the space with natural light. Generously proportioned, it offers plenty of room for both relaxing and entertaining, with flexibility to accommodate comfortable seating and a potential dining area. Soft carpeted flooring and tasteful neutral décor provide a warm, inviting backdrop that's easy to personalise to your own style, making it the perfect space to unwind or host family and friends.

Kitchen

This spacious and thoughtfully designed kitchen perfectly balances functionality with style. Finished with easy-care laminate flooring and generous wall and base units complemented by a stylish splashback, it offers excellent storage and prep space. A sleek UPVC chrome-clad ceiling with integrated spotlights ensures a bright, modern feel throughout. Well-equipped with a five-point gas hob, oven with grill, extractor hood, and washing machine, there's also space allocated for a fridge freezer and dishwasher to suit family needs. A convenient breakfast bar adds casual dining or entertaining space, while garden views and a side door to the exterior enhance the practical, welcoming atmosphere of this versatile room.





Shower Room

This contemporary shower room offers both practicality and the opportunity to make it your own. It features a newly installed ceiling and a modern walk-in mains shower with splashback panels for easy maintenance and a fresh, updated look. The walls provide a perfect blank canvas to add your own choice of tiling or decorative finish to suit your style. Completing the space are a clean white WC and sink unit, creating a versatile and functional room ready to be tailored to your taste.

Master Bedroom

A bright and generously proportioned master bedroom designed with comfort in mind. Soft carpeted flooring and a large rear-facing window ensure the room is filled with natural light, creating a warm and relaxing atmosphere. The ample floor space easily accommodates a variety of furnishings, while the addition of a walk-in wardrobe offers a touch of luxury and provides excellent storage for all your needs.



Bedroom 2

A generously sized double bedroom featuring a side-facing window that allows plenty of natural light to brighten the space.

Bedroom 3

This versatile bedroom features sleek laminate flooring and neutral décor, providing an ideal blank canvas to personalise to your taste. A side-facing window fills the room with natural light, enhancing its bright and welcoming feel. .



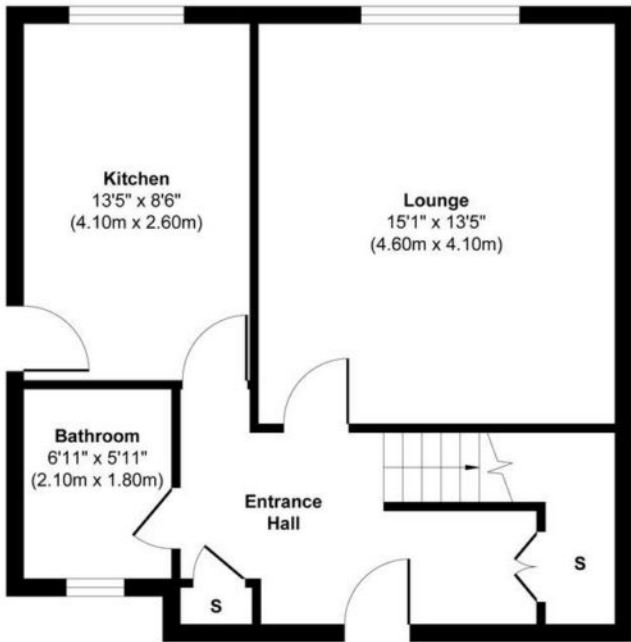
REAR GARDEN

A spacious and thoughtfully designed rear garden that's perfect for outdoor living and entertaining. The paved patio area offers an ideal setting for garden furniture and summer BBQs, while attractive decking steps lead to a raised second tier, adding character and dimension to the space. Low-maintenance astroturf ensures a lush, green appearance year-round, and a convenient storage shed is included for added practicality. Fully enclosed with fencing for privacy and security, this generous garden provides plenty of room to relax, play, and unwind.





23 Auldhill Drive, Bridgend



Ground Floor
Approximate Floor Area
485 sq. ft
(45.09 sq. m)



First Floor
Approximate Floor Area
461 sq. ft
(42.84 sq. m)

Approx. Gross Internal Floor Area 946 sq. ft / 87.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property