

# Peterkin & Kidd

Solicitors and Estate Agents

## 2

GRANGE VIEW  
LINLITHGOW, EH49 7HY



**OFFERS OVER £610,000**

# 2

## GRANGE VIEW LINLITHGOW, EH49 7HY

Situated at the entrance to this sought after development, this deceptively spacious, detached, split-level executive bungalow (Cala) offers flexible family accommodation on a generous plot. It is within short walking distance of Linlithgow Loch and the town centre and a few minutes drive to the M9 motorway.

A uPVC door with glazed panels leads to the vestibule and into the reception hall which gives access to all apartments. There is a feature arched window to the living room, a shelved linen cupboard and a hatch to the roofspace.

An astragalled door leads to the striking and spacious, split-level and balustraded living room with gallery, part-coombed ceiling and windows to the garden. The marble fireplace with living flame gas fire is an added feature and included in the sale.

A door leads from the gallery to the kitchen / breakfast area.

The kitchen has a window to the side and is fitted with a range of wall and base units with complementary granite worktops, sink and drainer and wet wall panelling to splashback. The Rangemaster, extractor hood, integrated fridge/freezer and the dishwasher are included in the sale but are not warranted. Cupboard housing the hot water tank. The breakfast area has space for a table and chairs and French doors leading out to a deck. Steps lead down to the spacious balustraded family room which has a window to the side. Patio doors lead out to a large conservatory which enjoys views over the garden.

There is a utility room off the kitchen with wall and base units with sink, granite worktops and tiling to splashback. Plumbed for automatic washing machine and space for tumble dryer. Door to garage. Further door to the side which leads to the garden.

The formal dining room, with corner framed window, offers a further flexible area which could be utilised as a home office with doors to the kitchen and hall.

There is a cloaks/WC which is fitted with a 2-piece suite comprising wash hand basin and WC.

The hallway leads on to the remainder of the accommodation.

The main double bedroom has a box bay window to the front and twin mirrored-door wardrobes. A door leads to the fully tiled en-suite shower room which is fitted with a wash hand basin, WC, shower cubicle and a range of vanity units. Window to side.

The second double bedroom is to the rear and has a built-in mirror doored wardrobe and views over the garden.

Bedroom 3 is a further double to the rear with built-in mirror door wardrobes and a window to the garden. Additional built-in wardrobe.

The fourth bedroom is to the front of the property with open aspects.

The bathroom completes the accommodation and is part-tiled and fitted with a 3-piece suite comprising recessed wash hand basin in vanity unit, WC and bath.

### ACCOMMODATION

Entrance vestibule, reception hall  
Galleried, split-level living room  
Dining room  
Split-level fitted kitchen / breakfast room open to family room  
Conservatory  
Utility room, cloaks/WC  
4 bedrooms (1 with en-suite shower room), bathroom

Gas central heating, double glazing, alarm





## EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, white goods as specified and the garden shed are included in the sale.

## GARDENS

The property is situated on a generous plot with well-tended garden ground on all sides. There are twin lawns to the front. A gate at the side leads to a patio area with a raised, balustraded deck and on to the expansive rear garden which is laid to lawn with raised barked borders with mature shrubs and trees. There is a further patio area and a garden shed to the side which is included in the sale.

## GARAGE

The integrated double garage has an electric up and over door, power and light. The wall and base units and the fridge are included in the sale. The monobloc driveway provides off-street parking for cars.

## RESIDENTS ASSOCIATION

There is an active Residents Association. An annual charge of approximately £180 is payable for the maintenance of communal areas in the development.

## VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000. Please note that due to the contents in the property, children cannot be brought to viewings.

WHAT3WORDS  
awakes.catching.certainly

## SITUATION

The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beecraigs Country Park a few minutes' drive away.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.



OTHER  
COUNCIL TAX BAND: G

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

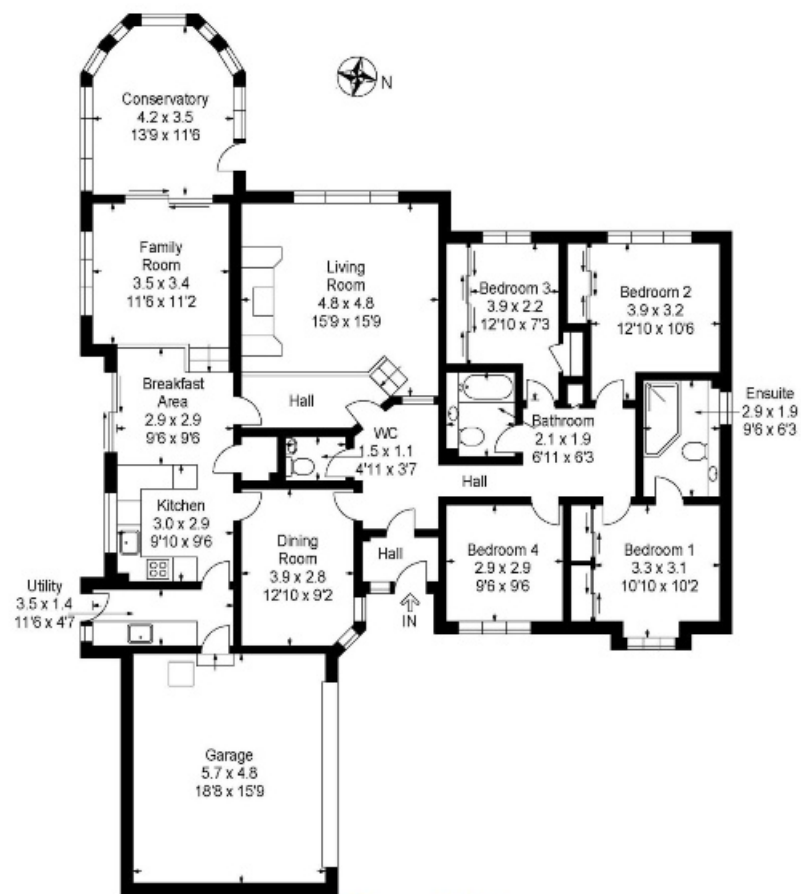
## Detached, executive bungalow on generous plot within the sought after Grange View estate





## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



**VistaBee**  
DIGITAL PROPERTY EXPERTS

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobe to wall surface where possible or to surface indicated by arrow heads. (ID:115927)

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# Peterkin & Kidd

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*We can open doors for you*

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