

Peterkin & Kidd

Solicitors and Estate Agents

8

DEANBURN ROAD
LINLITHGOW, EH49 6EY



OFFERS OVER £478,000

8

DEANBURN ROAD LINLITHGOW, EH49 6EY

Situated to the south of the town, this extended, detached bungalow offers flexible accommodation on a generous plot. It is within a few minutes' drive of Beebraigs Country Park and the town centre and within short walking distance of the canal and local schooling.

A uPVC door with glazed panels leads to the vestibule with meter cupboard and into the reception hall which gives access to all apartments. There are 2 cupboards; a cloaks cupboard and a walk-in shelved cupboard and a hatch to the roofspace.

The bright and spacious living room is to the front offering twin aspects. The electric stove and marble back and hearth and timber surround are included in the sale. French doors lead through to the dining room with views over the garden. A door gives access to the kitchen.

The kitchen is fitted with a range of wall and base units with complementary worktops and 1.5 stainless sink and drainer. The ceramic hob, oven, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale but are not warranted. Overhead pulley. Patio doors lead to the conservatory with a door to the garden.

The inner hall gives access to the 2-piece cloaks/WC, a shelved area and a door to the garden.

There are 4 bedrooms in the property.

The main bedroom has a window to the front and a built-in wardrobe. Bedroom 2 is a further double to the front with open aspects. Bedroom 3 has a built-in mirror doored wardrobe and bedroom 4 is to the rear with a built-in wardrobe.

The modern shower room completes the accommodation and is fully tiled and fitted with a 2-piece suite comprising a WC and a wash hand basin with vanity drawer. Separate shower tray with drench head and separate hand held shower and part fixed glass screen.

ACCOMMODATION

Vestibule, hall
Living room, dining room, conservatory
Fitted kitchen, cloaks/WC
4 bedrooms
Shower room

Gas central heating, double glazing

EXTRAS

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

GARDENS

The property is situated on a generous plot with a lawn to the front. The rear garden is also laid to lawn with a patio, screen hedging and a garden shed which is included in the sale.





GARAGE

There is a single garage to the side of the property and a monobloc driveway to each side which provides off-street parking.

VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
orbited.elects.clean

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 Beebraigs 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: F

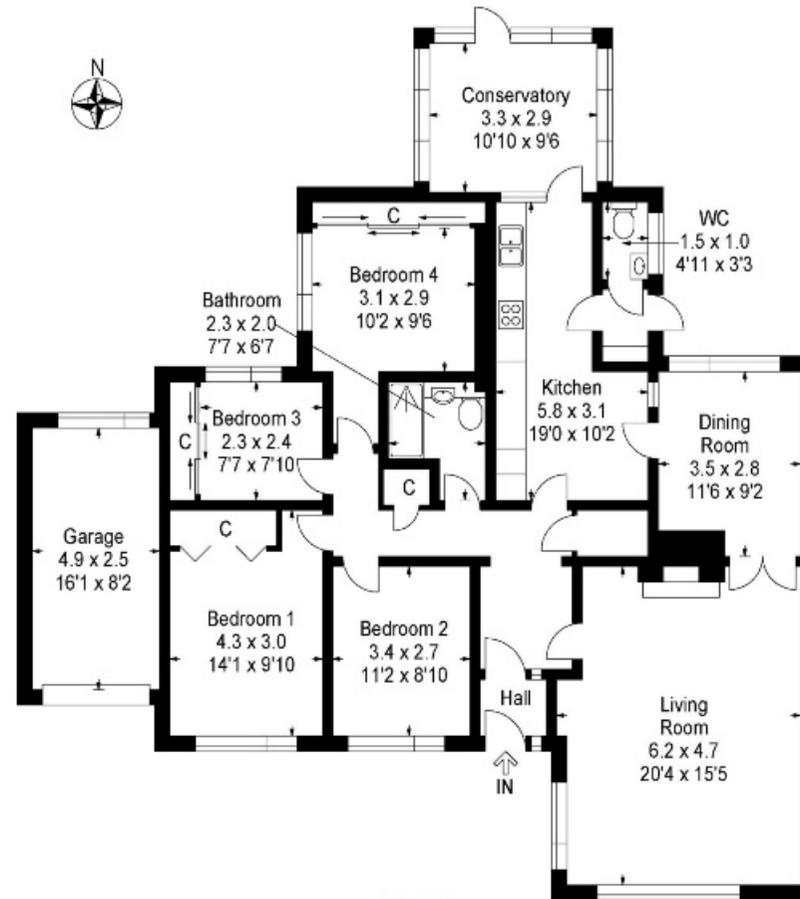
Please note that the gas to the property has been recently capped due to the owner being elderly.

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



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

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/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (© 110327)

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We can open doors for you

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