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Solicitors and Estate Agents

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**KINGSFIELD
LINLITHGOW, EH49 7SJ**



OFFERS OVER £158,000

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KINGSFIELD LINLITHGOW, EH49 7SJ

Situated in an established area of Linlithgow, to the east of the town, this well-presented 2 bedroom, end-terraced villa is laid out over 2 floors and benefits from an allocated parking space.

The hall gives access to the ground floor accommodation and has a meter cupboard and an open, understair storage area. A carpeted staircase leads to the upper floor.

The bright living room is to the rear with space for freestanding furniture and patio doors to the garden. The TV unit is included in the sale.

The kitchen has a window to the front and is fitted with white gloss wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and metro tiling to splashback. The ceramic hob, oven, washing machine and fridge/freezer are included in the sale but are not warranted.

The upper hall has a hatch to the attic.

Bedroom 1 is situated to the front of the property and has a deep, built-in, over stair, mirrored door wardrobe. The freestanding wardrobe is included in the sale.

The second bedroom is to the rear of the property and has a window overlooking the garden.

The fully tiled bathroom completes the accommodation and is fitted with a white 3-piece suite comprising wash hand basin, WC and bath with Mira Sport shower and glazed screen. Window to rear.

ACCOMMODATION

Hall
Living room
Fitted kitchen
2 bedrooms
Bathroom

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear of the property.

The garden to the front has a small rockery area with mature shrubs. A gate at the side leads to the fully enclosed rear garden which has a patio and a lawn. The garden shed is included in the sale.

Externally, there is a secure store adjacent to the front door of the property.

PARKING

There is an allocated, off-street parking space to the side of the property.

EXTRAS

All fitted carpets, floor coverings, white goods as specified, the TV unit, wardrobe in bedroom 1 and the garden shed are included in the sale.





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 Beechraigs 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.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

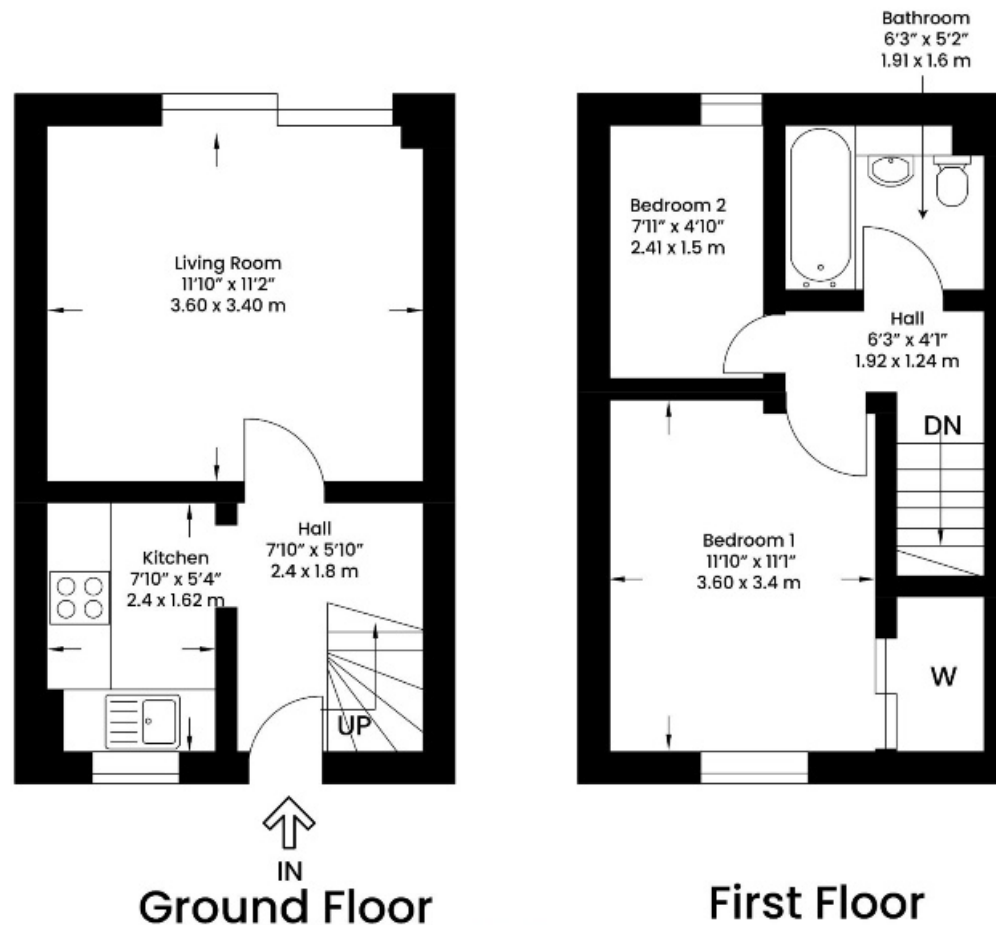
COUNCIL TAX BAND: C

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



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 dimension 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. (10/10/2027)
vistaBee 2025

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We can open doors for you

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