

# Peterkin & Kidd

Solicitors and Estate Agents

12

BRAEHEAD TERRACE  
LINLITHGOW, EH49 6EE



OFFERS OVER £168,000

# 12 BRAEHEAD TERRACE LINLITHGOW, EH49 6EE

Situated in an established area of Linlithgow, minutes from the centre of the town and local schooling, this terraced villa is laid out over 2 floors with off-street parking to the front and a garden to the rear.

The hall gives access to the ground floor accommodation with stairs leading to the upper floor.

The living room is to the front with space for freestanding furniture and a walk-in, under-stair cupboard with shelving, fuse box and meter.

A timber and glazed door leads to the rear-facing, dining kitchen which is fitted with a range of wall and base units with sink and drainer and co-ordinating worksurfaces. The gas hob, oven, extractor hood and the washing machine are included in the sale but are not warranted. Door to garden.

The upper hall gives access to the remainder of the accommodation and has a hatch to the attic.

Bedroom 1 is situated to the front of the property with space for freestanding furniture, a built-in wardrobe with mirror panels, further wardrobe and an overstair cupboard with shelf. Twin windows to front.

The second double bedroom is to the rear of the property with ample space for freestanding furniture and a shelved cupboard. Window to rear.

The fully tiled bathroom completes the accommodation and is fitted with a wash hand basin, WC and bath with wall-mounted shower and glazed screen. Window to rear.

## ACCOMMODATION

Hall  
Living room  
Dining kitchen  
2 double bedrooms  
Bathroom

Gas central heating, double glazing

## GARDENS

There is a garden to the rear of the property which is paved with an area of artificial lawn and a pebbled area to the rear.

## PARKING

There is an off-road parking space to the front.

## EXTRAS

All fitted carpets, floor coverings, curtains, blinds and white goods as specified 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 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.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

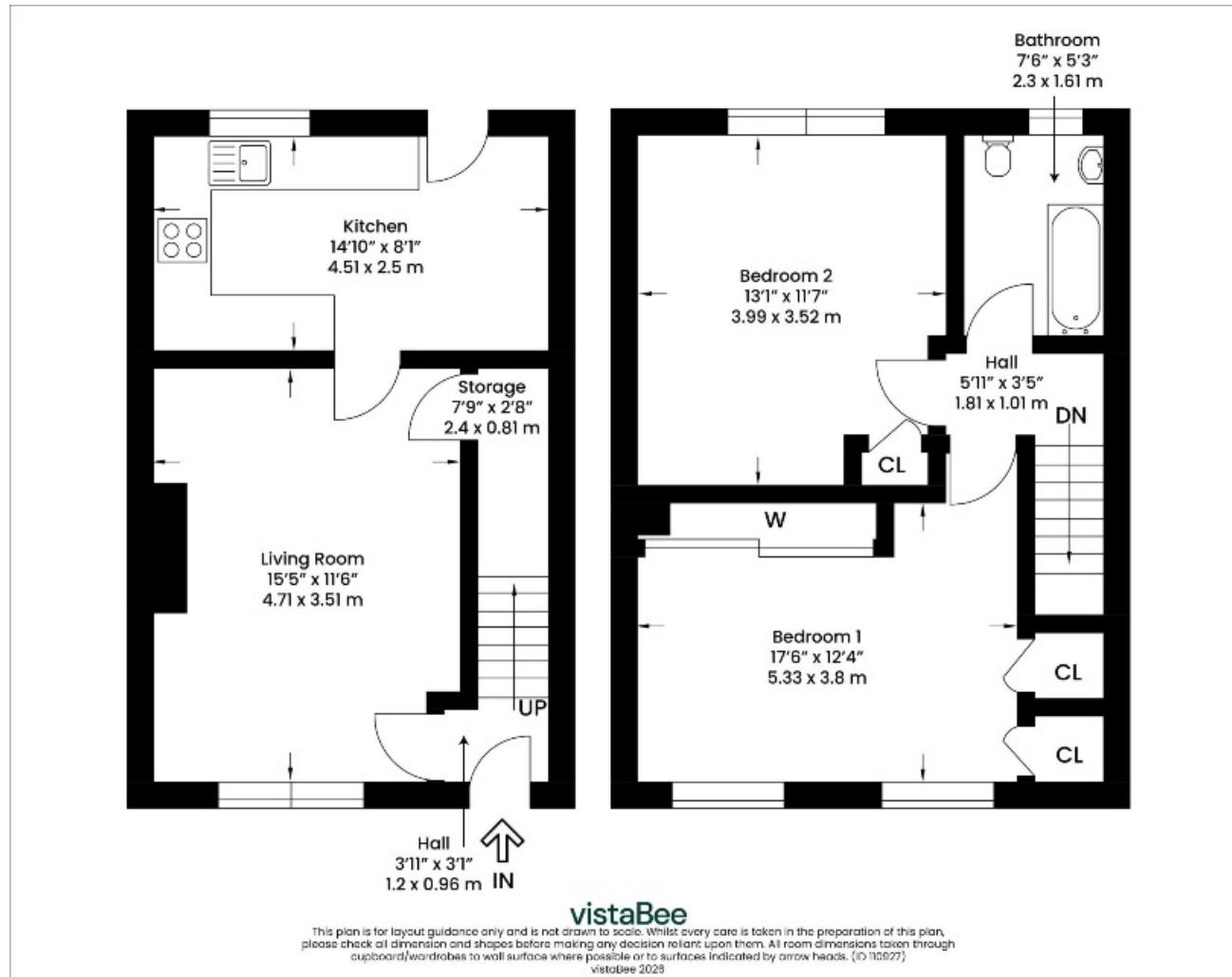
COUNCIL TAX BAND: B

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.



# Peterkin & Kidd

Solicitors and Estate Agents

*We can open doors for you*

### Linlithgow Office

8 High Street  
Linlithgow  
EH49 7AF

[maildesk@peterkinandkidd.co.uk](mailto:maildesk@peterkinandkidd.co.uk)  
[www.peterkinandkidd.co.uk](http://www.peterkinandkidd.co.uk)

