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Solicitors and Estate Agents

16

**CARME LAWS
LINLITHGOW, EH49 6BU**



OFFERS OVER £428,000

16

CARMELAWS LINLITHGOW, EH49 6BU

Enjoying a cul-de-sac setting to the south of the town, 16 Carmelaws offers flexible space, gardens to each side and a detached garage and driveway.

The property is accessed via a timber door with glazed panels and leads to the hall. The hall has space for freestanding furniture, an understair cupboard and stairs to the upper floor. There is a 2-piece cloaks/WC.

The spacious living room / dining room has a feature fireplace with gas fire and patio doors to the front and rear leading to the gardens.

The breakfasting kitchen is fitted with a range of wall and base units with 1.5 sink and drainer, complementary worksurfaces and tiling to splashback. The gas hob, oven, extractor hood, washing machine, tumble dryer, fridge/freezer, freezer and dishwasher are included in the sale but are not warranted. Door and window to rear garden.

Bedroom 4 is on the ground floor with windows offering twin aspects.

On the upper floor, there are another 3 bedrooms, a shelved cupboard housing the boiler and the bathroom.

Bedroom 1 is to the side with space for freestanding furniture and built-in mirror door wardrobes. A window overlooks the garden to the south.

Bedroom 2 has a window to the north with open aspects and a built-in wardrobe.

Bedroom 3 also has a window to the north with open aspects and a hatch to the roofspace.

The part-tiled bathroom completes the accommodation and is fitted with a white suite comprising recessed wash hand basin with vanity storage, WC and bath with Triton shower, curtain and rail. Velux window.

ACCOMMODATION

Hall
Living room / dining room
Fitted breakfasting kitchen
4 bedrooms
Bathroom, cloaks/WC

Gas central heating, double glazing

GARDENS

There are gardens on 3 sides of the property. The front garden has twin lawns with shrub planting. A gate at the side leads to the south facing garden which is laid to lawn. The garden to the north is also laid to lawn with shrub planting to the side. The garden shed is included in the sale.

GARAGE

There is a single garage with up and over door and door to rear. The driveway provides off-street parking.





EXTRAS

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

SITUATION

The Royal Burgh of Linlithgow lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers excellent primary and secondary schooling, a good choice of shops, supermarkets, a retail park, restaurants and numerous recreational facilities.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

VIEWING

By appointment with Property Department on 01506 840000.

WHAT3WORDS
generals.thinkers.firewall

OTHER

COUNCIL TAX BAND: F

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.

EPC:D



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. (ID 110927)
VistaBee 2025

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We can open doors for you

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