

Peterkin & Kidd

Solicitors and Estate Agents

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**BLACKNESS ROAD
LINLITHGOW, EH49 7JA**



FIXED PRICE £194,500

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BLACKNESS ROAD LINLITHGOW, EH49 7JA

This mid-terrace house forms part of a small courtyard development and enjoys a central location in the town, close to Low Port Primary school, supermarket shopping and the mainline railway station.

The property is accessed via a uPVC door with glazed panels which leads to the hall with an understair cupboard and cloaks cupboard. A carpeted staircase leads to the upper floor.

The bright and spacious living room has twin windows to the rear and an electric fire and surround both of which are included in the sale.

The breakfasting kitchen, with wall-mounted fold-down table, is fitted with a range of wall and base units incorporating a sink and drainer with co-ordinating worksurfaces and tiling to splashback. The ceramic top cooker, washing machine and fridge/freezer are included in the sale but are not warranted. Twin windows to the front offer views to the courtyard.

On the upper floor, there is a shelved linen cupboard and a hatch to the attic.

Located to the front of the property, the main bedroom has space for freestanding furniture and a built-in wardrobe. An over stair cupboard offers additional storage with shelf and hanging rail and houses the boiler (2021).

Bedroom 2 is situated to the rear of the property with a built-in wardrobe and space for freestanding furniture.

The bathroom completes the accommodation and is fitted with a white 3-piece suite with wash hand basin, WC and bath with wet wall panelling, Triton shower and glazed screen. The fittings are included in the sale.

ACCOMMODATION

Hall
Living room
Fitted breakfasting kitchen
2 bedrooms
Bathroom

Gas central heating
Double glazing

The property offers ample storage throughout.

GARDEN

There is a paved, patio garden to the front of the property.

PARKING

There is an allocated parking space in the courtyard, opposite the property (21).





EXTRAS

All fitted carpets and floor coverings, electric fire and surround, white goods as specified and the bathroom fittings are included in the sale.

VIEWING

By appointment with Property Department on 01506 840000.

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.

OTHER

COUNCIL TAX BAND: C

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:C



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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