



## 21 Willowdean, Bridgend

Offers Over £175,000



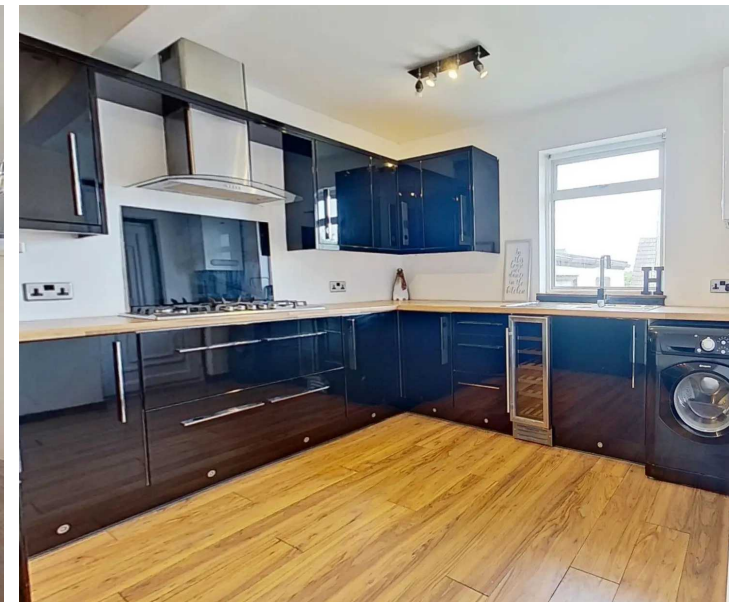
# 21 Willowdean

Bridgend, Linlithgow

Council Tax band: A

Tenure: Freehold

- Close to Open Countryside
- Kitchen Extension
- Separate Dining Room
- Spacious Shower Room
- Two Double Bedrooms
- Fully enclosed rear garden
- Linlithgow Academy Catchment Area
- Garage and Carport





### **Hall**

Access through opaque glazed door and matching side panels. Doors to lounge, dining room and shower room. Laminate flooring through hall, lounge, dining room and kitchen. Understair cupboard and small cupboard housing electric switchgear.

### **Lounge**

16' 10" x 9' 9" (5.13m x 2.97m)

Spacious sitting room with bay window and wide sill/venetian blinds. Radiator, Archway to dining room.

### **Dining Room**

12' 0" x 11' 0" (3.66m x 3.35m)

Ideal for entertaining or family meals. Rear facing window. Radiator.

### **Fitted Kitchen**

10' 5" x 10' 5" (3.18m x 3.18m)

Fitted with a range of base and wall mounted units, drawers, wall mounted fan assisted oven and microwave, 5 burner hob, extractor hood, wine cooler, 1.5 stainless steel sink, side drainer and mixer tap. UPVC door to rear garden. Rear facing window. Wall mounted combi gas central heating boiler. Radiator, 4-way tracked lighting.

### **Shower Room**

8' 9" x 5' 5" (2.67m x 1.65m)

Modern shower room, wall clad including display areas and fitted with pedestal wash hand basin, dual flush WC and large shower cubicle with mains shower incorporating rain head. Opaque glazed window with roller blind. Laminate floor tiles, vertical chrome radiator.

### **Upper Landing**

Doors to two double bedrooms. Storage cupboard. Skylight.

### **Bedroom One**

15' 0" x 8' 7" (4.57m x 2.62m)

Double bedroom with front facing window and venetian blind. Overstair storage cupboard. Fitted carpet, radiator.



## GARDEN

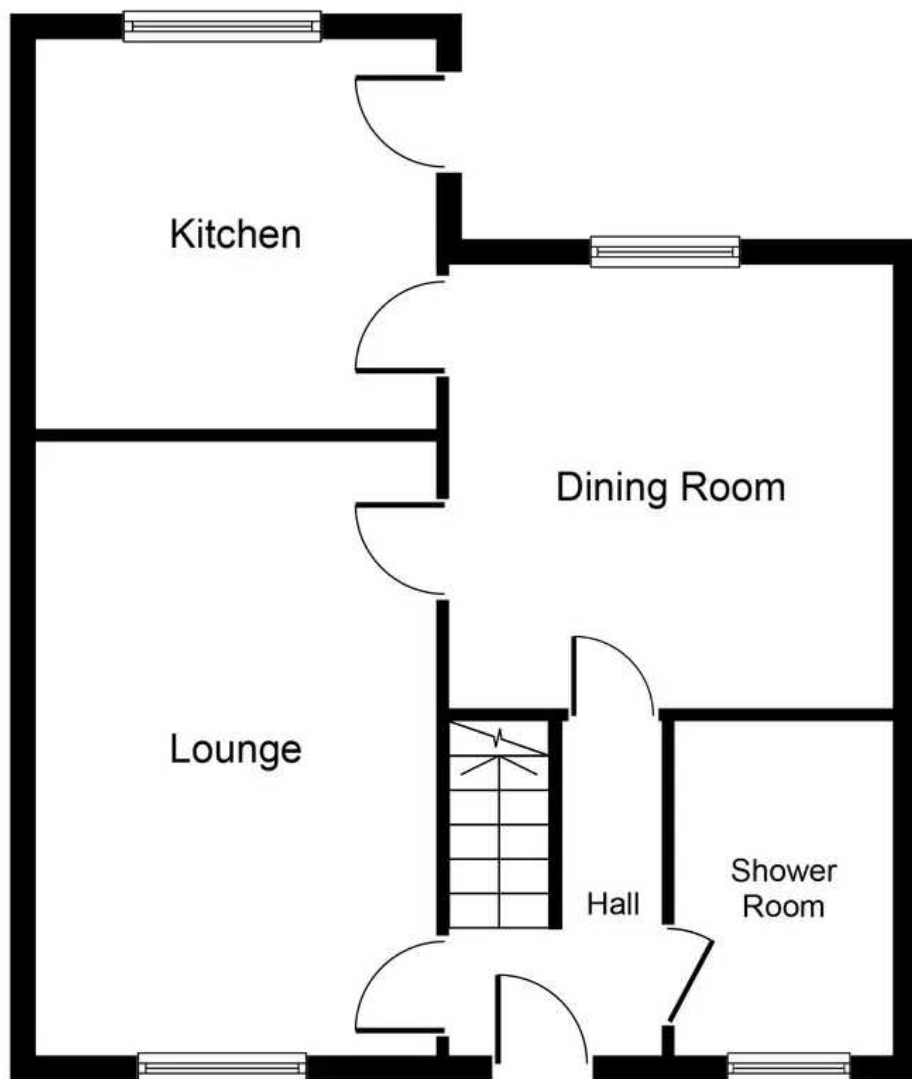
Easily maintained gardens to front and rear. Shed and suntrap patio to rear.

## GARAGE

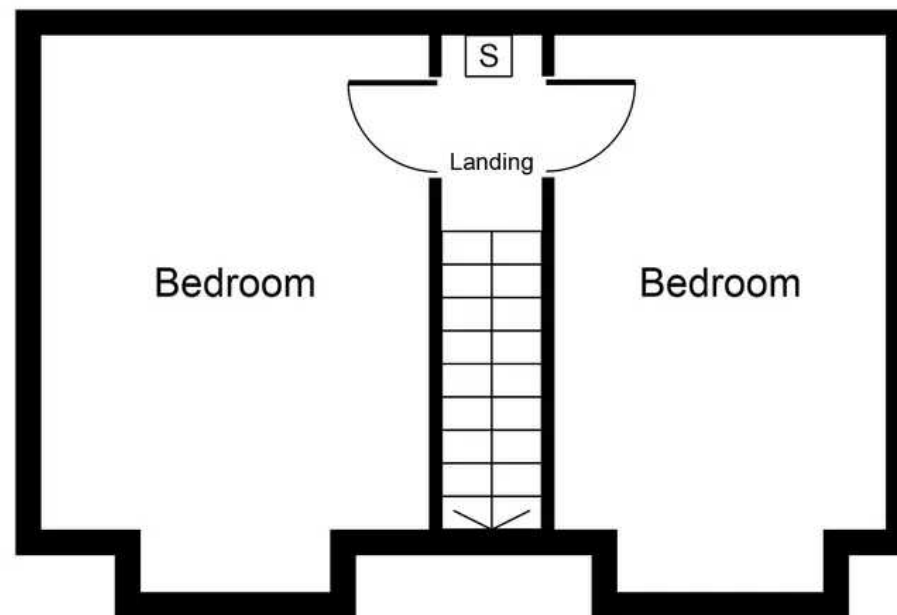
Single Garage

Garage with up and over door, side door, power and light. Carport.





**Ground Floor**  
**Approximate Floor Area**  
**528 sq. ft.**  
**(49.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**304 sq. ft.**  
**(28.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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