

Peterkin & Kidd

Solicitors and Estate Agents

10

DAMPARK DRIVE
LINLITHGOW, EH49 6FF



OFFERS OVER £650,000

10

DAMPARK DRIVE LINLITHGOW, EH49 6FF

Built by Cala in 2024, 10 Dampark Drive sits on an elevated plot in a cul-de-sac setting. The house is presented to a high standard and offers contemporary space over two floors, together with quality fixtures and fittings throughout. Due to its position, the rear of the property enjoys stunning, uninterrupted 180 degree views over Linlithgow and the surrounding areas, towards the Ochil Hills. It is well-placed for nursery and primary schooling and Linlithgow Academy, all just a short walk away. The Union Canal is also easily accessible with the station, town centre and Beecraigs Country Park within a few minutes' drive.

Entry is via a composite door with glazed panel and side panel leading to the vestibule. There is a spacious cloakroom fitted with a semi-pedestal wash hand basin, WC and plumbed for a future wet room if required.

A timber and glazed door leads through to the welcoming reception hall with its Amtico flooring and space for freestanding furniture. The understair cupboard houses the fuse box and meter and provides good storage.

The well-proportioned living room is to the front and with its shuttered windows and high ceiling, creates a light-filled contemporary space.

Across the rear of the property, you'll find the social area: an island kitchen with breakfast bar, dining and family space with triple bi-fold doors exiting to the garden.

The fittings include taupe-hued wall and base units with under-pelmet lighting, 1.5 composite sink and drainer, complementary worksurfaces and upstand. The integrated Siemens appliances include an induction hob with extractor hood, oven and micro combi and a dishwasher.

The dining area can incorporate a large table and chairs and the family area offers flexibility for more informal living with a window and electric blinds to the rear.

To the side, the utility room is fitted with base units, a large cupboard, a stainless steel sink and drainer and complementary worksurfaces. There is also space for a washing machine and tumble dryer. In addition, there is a mechanical extractor ventilation system installed with booster switch. A door leads out to the garden with a further door to the integral garage.

From the hall, a carpeted staircase leads to the upper floor and galleried landing which has space for freestanding furniture and a hatch to the attic. The airing cupboard has shelving and houses the hot water tank with the solar panel diverter.

The principal bedroom is to the front with space for freestanding furniture and a range of built-in wardrobes. A door leads to the modern, part-tiled, en-suite shower room, fitted with a wash hand basin with drawers below, a WC and a double tray shower. The fittings are included in the sale.

Bedroom 2 is a further double with ample space for freestanding furniture, a built-in wardrobe and a window to the rear offering fabulous open vistas. A door leads to the fully tiled en-suite shower room with wash hand basin, WC and double tray shower.

Bedroom 3 is also to the rear with a built-in wardrobe and open views.

Bedrooms 4 and 5 are both currently used as home offices, one with a built-in wardrobe.

The family bathroom completes the accommodation and is fitted with a WC, wash hand basin with drawers below, a bath and a separate double tray shower with glazed screen. The fittings are included in the sale.

ACCOMMODATION

Entrance vestibule
Reception hall
Living room
Open plan island kitchen / dining / family room
Utility room, cloaks/WC
5 bedrooms (2 with en-suite shower rooms), family bathroom





FEATURES

Alarm EV charging point ME ventilation system Solar panels Smart Mixergy hot water system
NHBC Warranty

EXTRAS

All fitted carpets, Amtico floor coverings, custom-made electric blinds and shutters, white goods as specified and the bathroom fittings are included in the sale.

GARDENS

There are well-tended gardens to the front and rear. The front garden has a central path and twin lawns with shrub planting. A gate at the side leads to the fully enclosed rear garden which enjoys striking 180 degree views over Linlithgow and the surrounding area across to the Ochil Hills. The garden is laid mainly to lawn with raised beds and mature shrubs with a terrace, the perfect spot for "al fresco" dining.

GARAGE

The integral garage has a roller door, power and light and houses the boiler. The tool station and cycle rack can be available separately. The monobloc driveway provides off-street parking and has an external EV charging point.

VIEWING

Strictly by appointment with Property Department on 01506 840000.
WHAT3WORDS
preheated.whispers.functions

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 making it a perfect location for commuters.

For the frequent flyer, Edinburgh Airport can be reached in around 20 minutes, ideal for business travel whether in the UK or internationally.

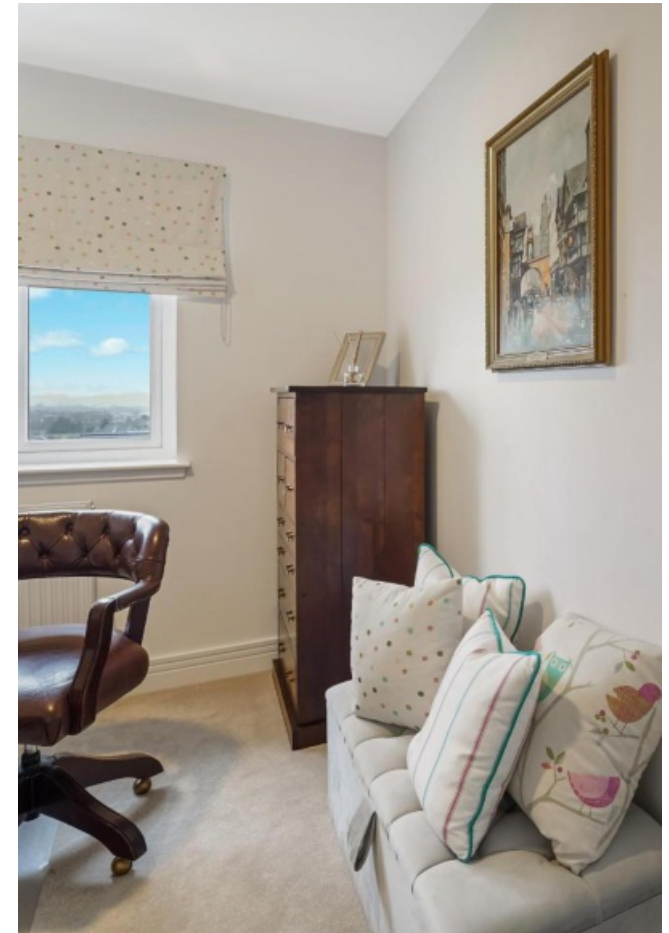


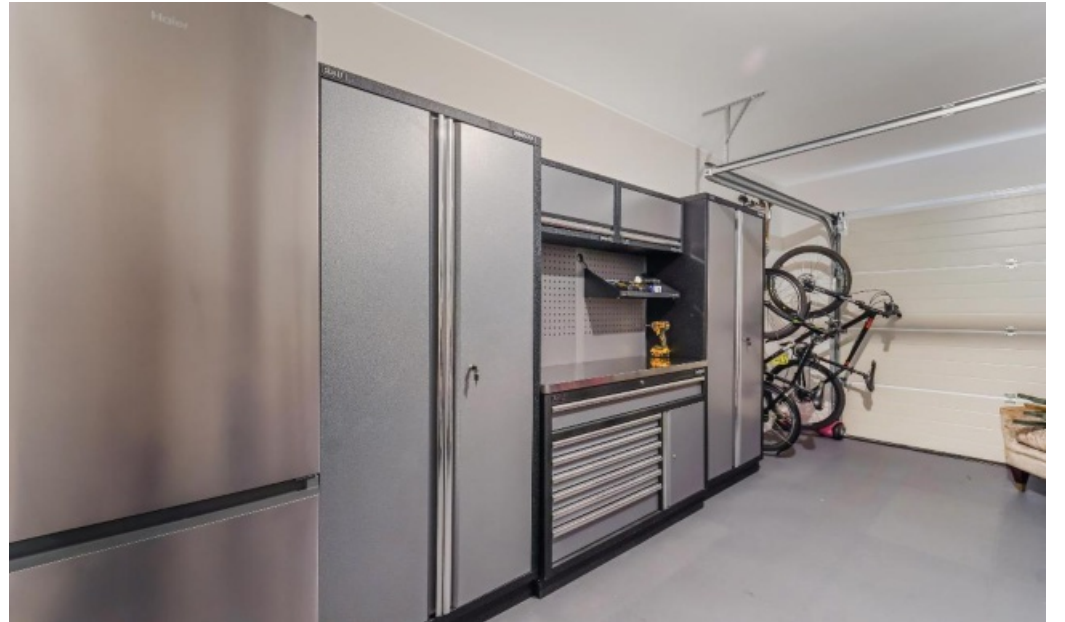
OTHER

COUNCIL TAX BAND: G

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

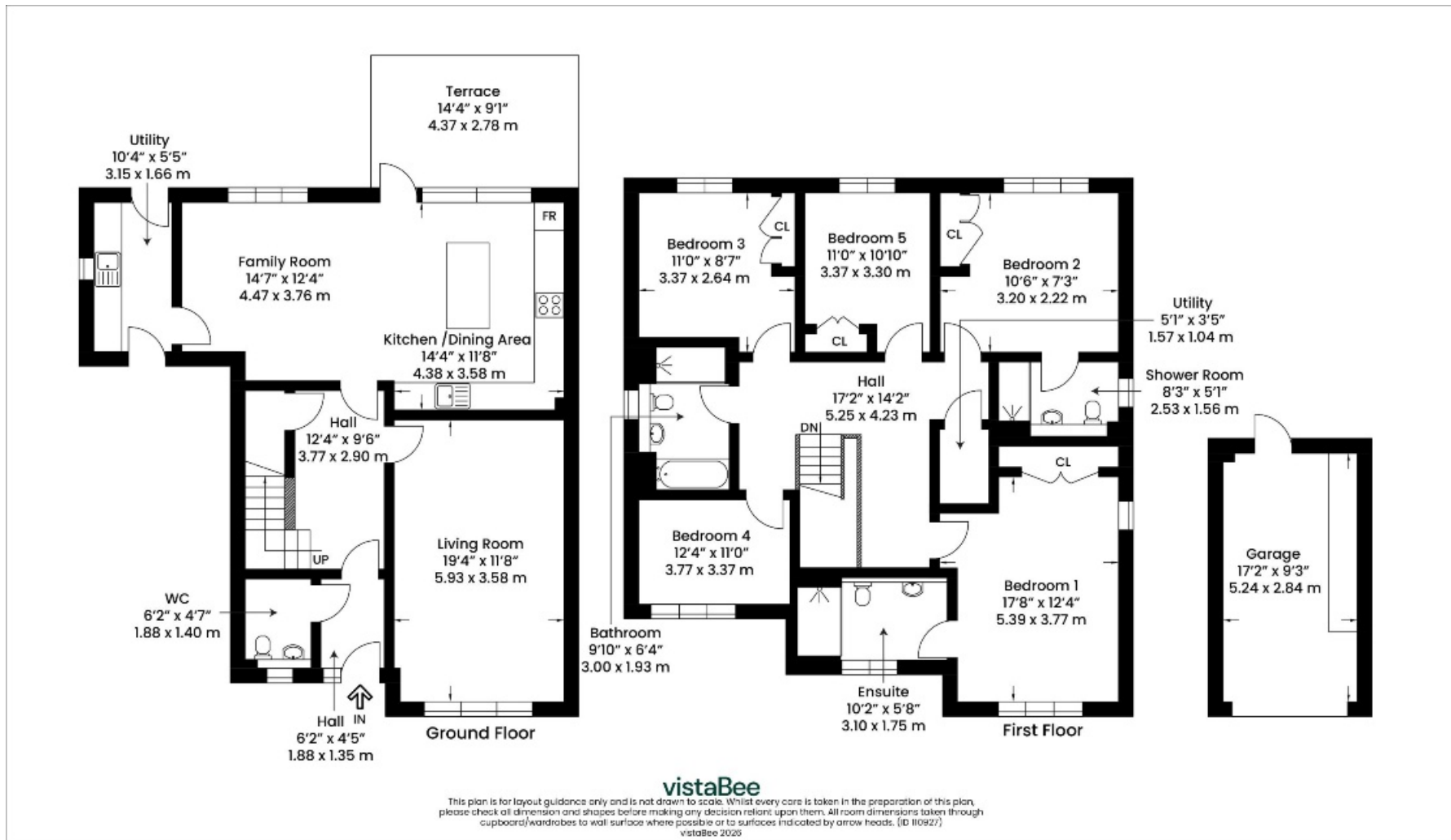
Detached executive villa to the south with stunning 180 degree vistas over Linlithgow and beyond





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.



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Solicitors and Estate Agents

We can open doors for you

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