

Peterkin & Kidd

Solicitors and Estate Agents

14

HIGHFIELD AVENUE
LINLITHGOW, EH49 7BE



OFFERS OVER £260,000

14

HIGHFIELD AVENUE LINLITHGOW, EH49 7BE

Situated in an established area of Linlithgow, within short walking distance of schooling and the town centre, this 3 bed semi-detached villa, sold as seen, would now benefit from upgrading. It is laid out over 2 floors with gardens to the front and rear and a garage to the side.

The hall gives access to the ground floor accommodation with a cloaks cupboard and a staircase leading to the upper floor.

The living room / dining room offers flexible space with a window to the front and one to the rear.

The breakfasting kitchen is fitted with wall and base units with stainless steel sink and drainer, hob and oven, further cupboards and one with the fuse box and meter. A window overlooks the rear garden and a door to the side gives access.

The upper hall has a window to the side.

Bedroom 1 is situated to the front of the property with a built-in wardrobe and a range of shelving which is included in the sale. A window to the front offers open aspects.

The second double bedroom is to the rear of the property with a shelved cupboard and a window with views over the garden towards the spire of St Ninian's Craigmalen Parish Church.

There is a further bedroom to the front with open aspects and a shelved over stair cupboard.

The shower room is fitted with a 2-piece suite comprising wash hand basin and WC and a separate shower cubicle. Window to rear.

ACCOMMODATION

Hall
Living room / dining room
Breakfasting kitchen
3 bedrooms
Shower room

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear of the property.

The garden to the front is laid to lawn. There is a long garden to the rear which is laid to lawn with mature shrubs and trees.

GARAGE

There is a garage to the rear and a driveway to the side.

EXTRAS

All floor coverings 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: E

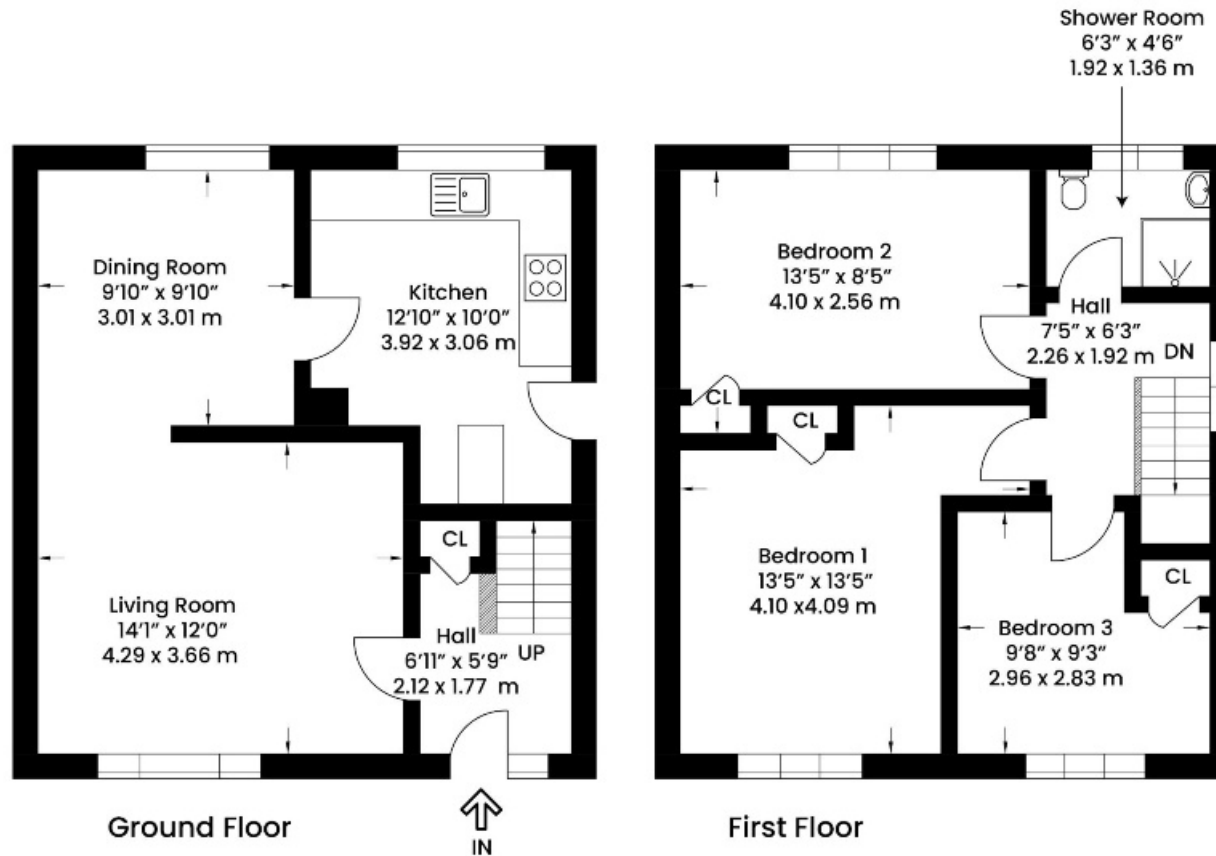
These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.

The property is being sold as seen.



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.



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 2026

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We can open doors for you

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