

Peterkin & Kidd

Solicitors and Estate Agents

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AVONMILL ROAD
LINLITHGOW BRIDGE, EH49 7QX



OFFERS OVER £335,000

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AVONMILL ROAD LINLITHGOW BRIDGE, EH49 7QX

Situated to the west of the town, this substantially upgraded and well-presented, detached bungalow is close to primary schooling, supermarket shopping and a few minutes' drive to Linlithgow Excite Leisure Centre.

The property is entered via a uPVC door with leaded glass panel and leads to the hall, with space for freestanding furniture and the meter cupboard.

The bright and spacious living room / dining room has a picture window to the front with views to the garden and a further window to the side. The wall-mounted Dimplex Optimyst fire provides an attractive feature and is included in the sale. The light fittings are excluded from the sale.

To the rear, the breakfasting kitchen has a window to the garden and is fitted with a range of gloss wall and base units with a sink and drainer, complementary worksurfaces and metro tiling to splash back. The ceramic hob, oven, extractor hood, fridge and the dishwasher are included in the sale but are not warranted. Space for tumble dryer. The bar stools are included.

A door from the kitchen leads to the utility area with a door to the front and a window to the side. The automatic washing machine is included in the sale. Space for fridge/freezer.

The main bedroom is to the front with a cupboard with hanging rail and space for freestanding furniture. A window offers views to the garden.

Bedroom 2 is to the rear with a cupboard with hanging rail and a window offering open aspects to the garden.

The third bedroom is to the rear with a cupboard housing the boiler and space for freestanding furniture.

The part-tiled bathroom completes the accommodation and is fitted with a 3-piece suite comprising wash hand basin with vanity drawer, WC and a bath with overhead shower and glazed screen. Window to rear. The fittings are included in the sale.

ACCOMMODATION

Hall
Living room / dining room
Fitted breakfasting kitchen, utility room
3 bedrooms
Bathroom

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings (excluding living room / dining room), the white goods as specified, bathroom fittings and the summer house are included in the sale.

GARDENS

There are well-tended gardens to the front and rear of the property. The front garden is laid to lawn with conifer planting. A path at the side of the property leads to the rear garden which is laid to lawn with trees, shrub planting, a summer house and a 'Zen' garden area.





GARAGE

There is a detached garage to the side with an up and over door, power and light and a further door to the side. The driveway provides off-street parking.

VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
spice.district.toasters

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.

OTHER

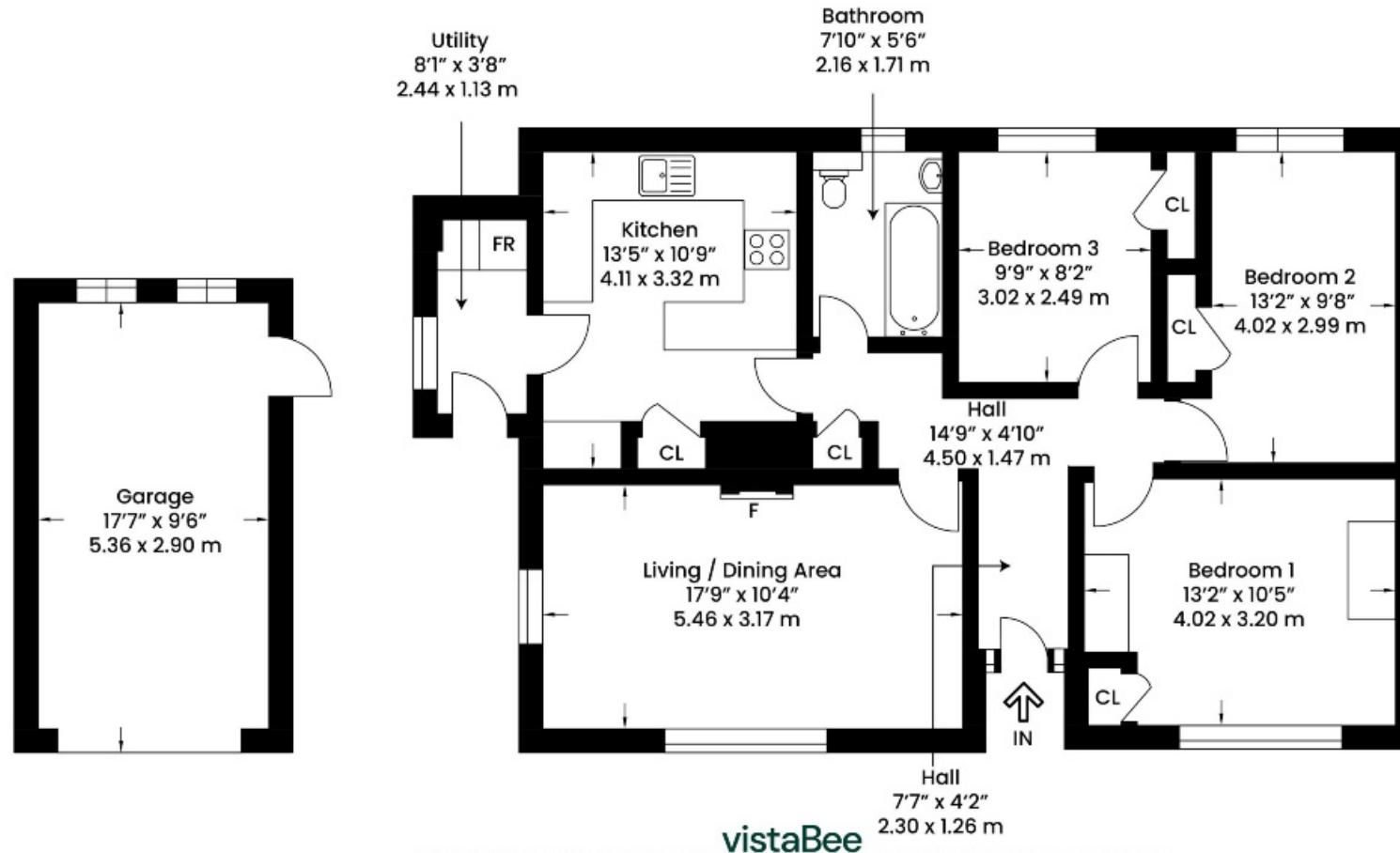
COUNCIL TAX BAND: C

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.



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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