

# Peterkin & Kidd

Solicitors and Estate Agents

## 35

KETTIL'STOUN GROVE  
LINLITHGOW, EH49 6PP



**OFFERS OVER £470,000**

# 35

## KETTIL'STOUN GROVE LINLITHGOW, EH49 6PP

Enjoying a peaceful cul-de-sac setting in this sought after area to the west of the town, 35 Kettil'stoun Grove offers an excellent opportunity for potential purchasers to upgrade to their taste. The property, sold as seen, offers accommodation over 2 floors with an integral garage and gardens to the front and rear.

The property is accessed via a timber door with glazed panels which leads to the hall with an understair cupboard. In addition, there is a 2 piece cloaks/WC.

The well-proportioned living room is to the front of the property with a fireplace and gas fire as its feature. A window offers views to the garden. French doors lead through to the dining room with patio doors to the conservatory and French doors to the garden.

The kitchen has twin aspects and is fitted with a range of wall and base units with 1.5 sink and drainer. The gas hob, grill, oven, dishwasher and integrated fridge/freezer are included in the sale but not warranted.

The utility room has views to the rear and is fitted with base units with a stainless steel sink and drainer. The washing machine, tumble dryer and 2 freezers are included in the sale but are not warranted. A timber and glazed door leads to the garden.

On the upper floor there are 4 bedrooms (1 with en-suite shower room) and a bathroom. A hatch gives access to the part-floored attic.

The main bedroom is to the front with windows offering open aspects, a built-in mirrored door wardrobe and ample space for freestanding furniture. A door leads to the en-suite shower room which has a wash hand basin, WC, shower cubicle and a window to the side.

Bedroom 2 is also to the front with a built-in mirrored door wardrobe, a cupboard housing the tank and ample space for freestanding furniture.

Bedroom 3 is to the rear with a built-in wardrobe, space for freestanding furniture and views over the garden.

Bedroom 4 is also to the rear with a built-in wardrobe and a window to the side.

The part-tiled bathroom to the rear, completes the accommodation and is fitted with a wash hand basin, WC and bath and has a window to the rear.

### ACCOMMODATION

Hall  
Living room  
Dining room  
Conservatory  
Fitted kitchen, utility room  
4 bedrooms (1 en-suite)  
Bathroom, cloaks/WC

Gas central heating, double glazing

### GARDENS

There are gardens to the front and rear of the property which are laid to lawn with shrub planting.





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## GARAGE

There is an integral garage with an up and over door and a driveway to the front.

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## FACTOR FEES

There is a factor fee payable of approximately £250 per quarter for maintenance of the communal areas in the development.

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## EXTRAS

All fitted carpets, floor coverings, gas fire and surround, white goods as specified and the garden shed are included in the sale.

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## VIEWING

By appointment with Property Department on 01506 840000.

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## 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.

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## OTHER

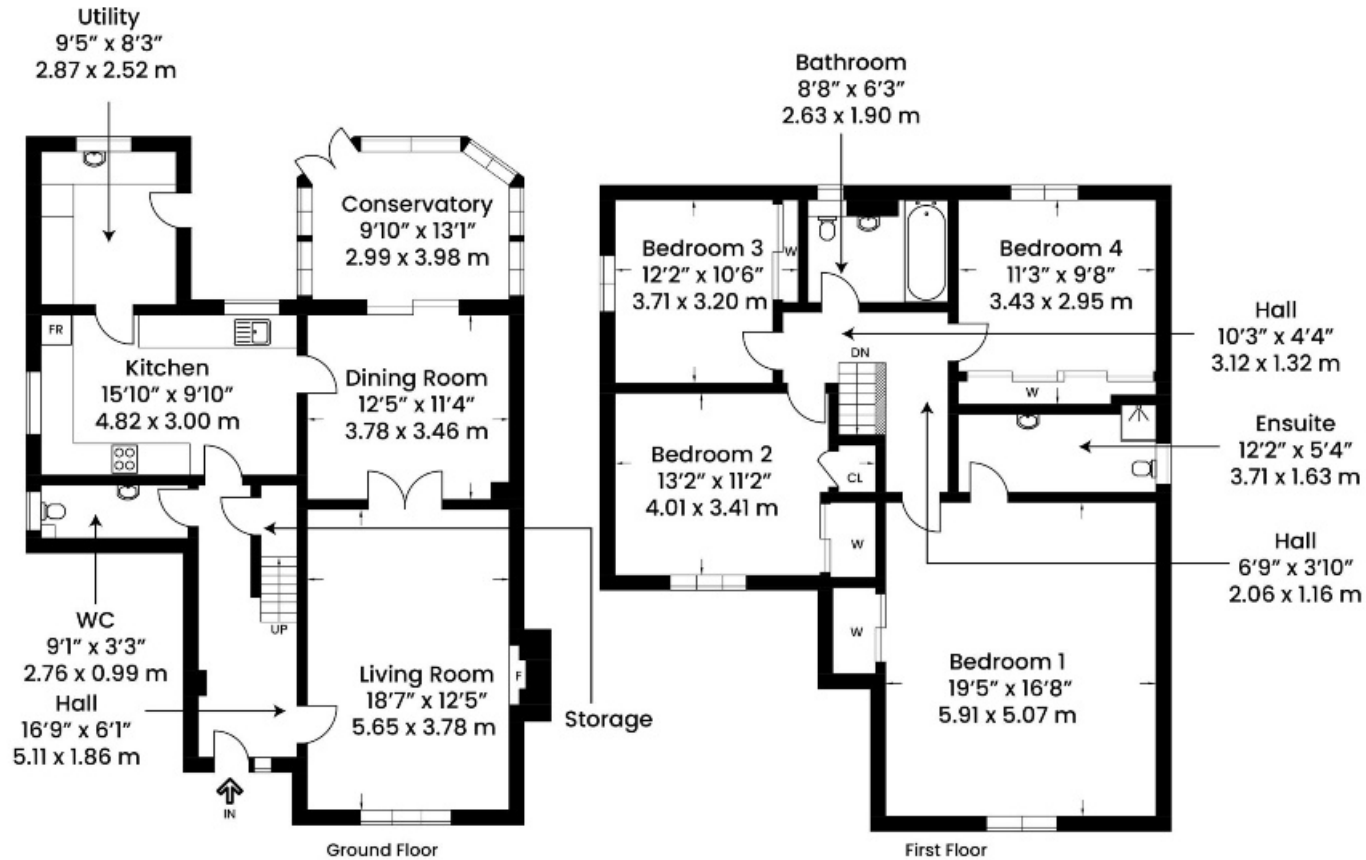
COUNCIL TAX BAND: G

The property is being sold as seen. 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.



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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