



123 The Loan, Loanhead

Offers Over £250,000



123 The Loan

Loanhead, Loanhead

Spacious bungalow with bright lounge, modern kitchen with garden access, and stylish bathroom with walk-in rainfall shower. High ceilings, great storage, and flexible living space throughout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Lounge

15' 3" x 15' 5" (4.64m x 4.70m)

The lounge is a generously proportioned living space featuring carpet flooring and two radiators for comfort. Natural light is provided by a side-facing opaque window and a rear-facing window, creating a bright yet private atmosphere. The room benefits from high ceilings with decorative coving, enhancing its sense of space. A central ceiling light provides additional illumination, and there is ample room for freestanding furniture. The lounge also offers convenient access to the kitchen, making it a practical and well-connected living area.

Kitchen

11' 5" x 6' 4" (3.49m x 1.92m)

The kitchen is fitted with a range of wall and base units, offering ample storage throughout. It features a rear-facing window and a side PVC door providing direct access to the rear garden, allowing for good natural light and convenient outdoor access. Finished with wood-effect laminate flooring and ceiling spotlights, the space also includes a radiator for comfort. Cooking facilities comprise an electric oven, four-ring hob, and extractor fan. Further benefits include a sink with a flexible, multi-function spray tap, along with designated space for a washing machine and an under-counter fridge, making this a practical and well-equipped kitchen.

Hallway

The hallway is entered via a PVC front door and provides access to bedroom one, bedroom two, the bathroom, lounge, and attic space. It features wooden flooring and benefits from high ceilings with decorative coving, creating a bright and spacious feel. There are two central feature lights providing ample illumination, along with a radiator for comfort. The hallway offers a practical and well-connected layout, linking all main areas of the property.





Bathroom

5' 5" x 6' 2" (1.66m x 1.88m)

The bathroom is fitted with a contemporary walk-in shower featuring a rainfall shower head and an additional handheld attachment. There are two built-in shelves for convenient storage of toiletries, along with a vanity unit incorporating a sink and mixer tap. A mirrored storage cabinet provides further practicality.

Additional features include an extractor fan, ceiling spotlights, a heated towel radiator, and tiled-effect laminate flooring, creating a modern and functional space.

Bedroom One

16' 7" x 11' 7" (5.06m x 3.53m)

Bedroom One is a spacious double room featuring a large front-facing window that allows for plenty of natural light. The room benefits from a high ceiling with decorative coving, enhancing the sense of space. Finished with carpet flooring, a central ceiling light, and a radiator, the room also includes a good-sized storage cupboard and offers ample space for freestanding furniture.

Bedroom Two

6' 8" x 11' 4" (2.02m x 3.45m)

Bedroom Two benefits from flooring that continues seamlessly from the hallway, creating a cohesive flow throughout the property. The room features a rear-facing window, allowing for natural light, along with a radiator and central ceiling light. High ceilings with decorative coving enhance the sense of space, and there is ample room for freestanding furniture, making this a versatile and well-proportioned bedroom.





FRONT GARDEN

The front garden benefits from a sliding gate providing vehicle access, along with a monoblock driveway offering off-street parking for one car.

REAR GARDEN

The rear garden is designed for low maintenance with monoblock paving and is fully enclosed by a six-foot fence, offering a good level of privacy. A large shed is also included in the sale, providing excellent outdoor storage space.

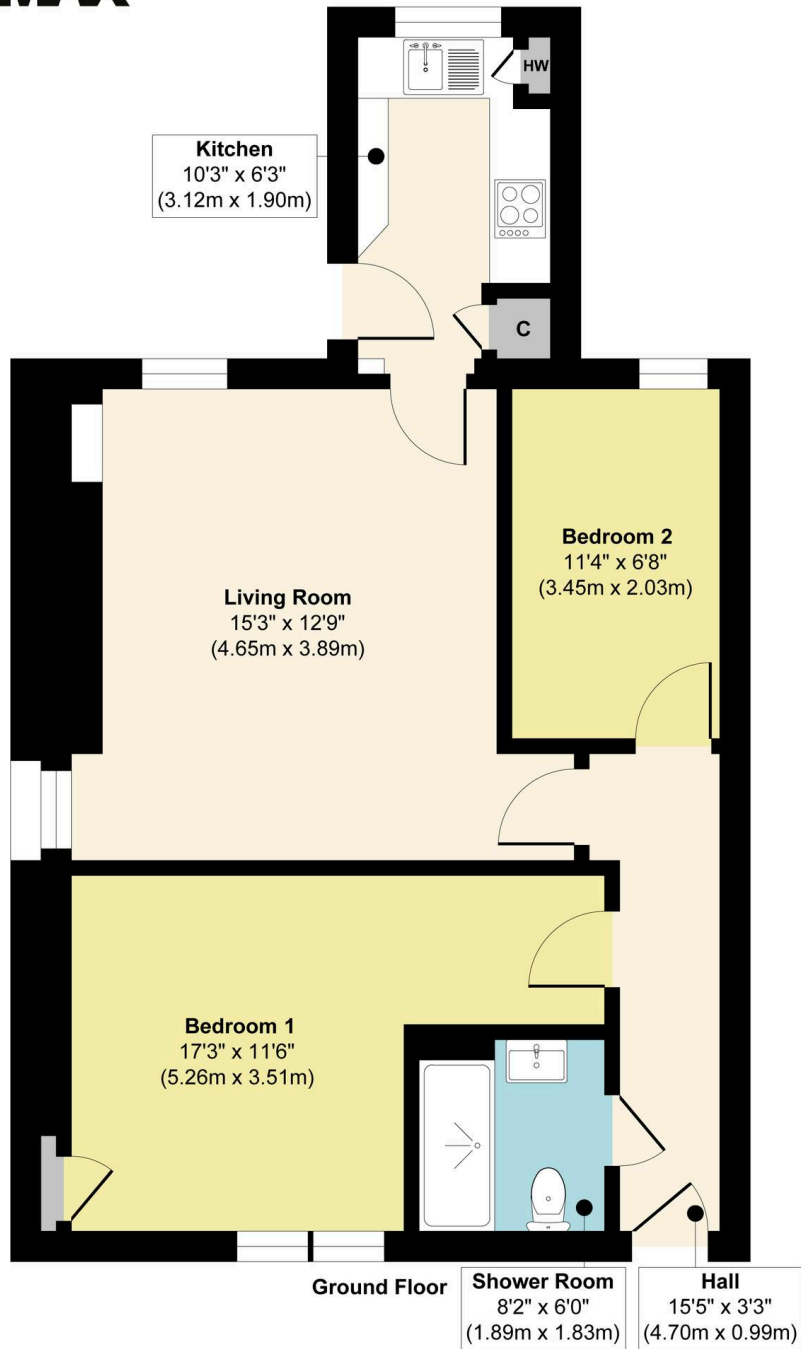
DRIVEWAY

1 Parking Space

A monoblock driveway offering off-street parking for one car.

AX





Approx. Gross Internal Floor Area 643 sq. ft / 59.74 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

