



25 Springfield Court, Linlithgow

Offers Over £365,000



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Linlithgow

Home Report Provided Upon Request Spacious four-bedroom townhouse in sought-after Linlithgow. Features ensuite, garden, utility room, and flexible living spaces. Close to schools and transport.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Hallway

24' 3" x 3' 4" (7.38m x 1.01m)

A welcoming entrance hallway with stylish wood-effect laminate flooring leads into the home. The ground floor also provides access to the integral garage and features a spacious fourth bedroom, which could alternatively be used as a second sitting room or home office. Completing this level is a modern shower room and a practical utility room.

Bedroom Four/Second Sitting Room

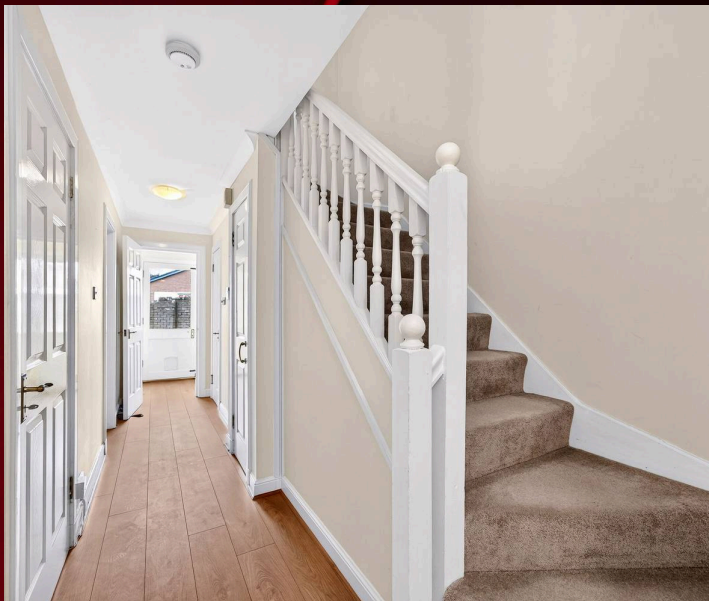
10' 2" x 10' 3" (3.11m x 3.12m)

This versatile room offers excellent flexibility and can be used as a spacious double bedroom, a second sitting room, or a superb home office. Enjoying pleasant rear views, the room is finished with fitted carpet, a central ceiling light, and a radiator. Conveniently located off the hallway, it benefits from easy access to the adjacent shower room, complete with a walk-in shower, wash hand basin, and WC.

Shower Room

5' 8" x 2' 8" (1.72m x 0.82m)

Conveniently located on the ground floor opposite Bedroom Four, this well-appointed shower room is ideal for guests or multi-generational living. The suite comprises a walk-in shower with a curved glass enclosure and electric shower, a WC, and a wash hand basin. Finished with contemporary tiled walls and flooring, the room also benefits from a central ceiling light and a radiator, creating a practical yet stylish space.



Utility Room

6' 8" x 4' 0" (2.02m x 1.21m)

Utility Room Situated to the rear of the property, the utility room provides a practical and convenient space for everyday household tasks, with direct access to the rear garden via a half-glazed door. Fitted with a sink and drainer, the room also includes a washing machine, which will be gifted to the purchaser. Additional features include wood-effect laminate flooring, a tiled splashback, a central ceiling light, and a side window that fills the room with natural light, creating a bright and functional utility space.



Stairs /Landing

A carpeted staircase with a central ceiling light leads from the entrance hallway to the first-floor landing, providing access to the main living accommodation.

Lounge/Diner

17' 3" x 17' 0" (5.25m x 5.19m)

A beautifully presented and exceptionally spacious lounge offering an abundance of room for a variety of free-standing furniture, creating a comfortable and versatile living space. There is ample space for a dining table and chairs, making it ideal for both everyday family life and entertaining guests. A large window enjoys pleasant views over the rear garden, filling the room with natural light and enhancing its welcoming atmosphere. The room is finished with fitted carpet, a central ceiling light, and radiators, making this an impressive and inviting heart of the home.

Kitchen

10' 9" x 9' 11" (3.27m x 3.02m)

A well-equipped and generously proportioned kitchen/breakfast room, thoughtfully designed to provide both practicality and comfort. The kitchen is fitted with a range of wall and base units offering excellent worktop space, complemented by attractive tiled splashbacks. Integrated appliances include a gas hob with extractor hood above, a built-in oven, and an integrated fridge/freezer, which will be gifted to the purchaser. A freestanding dishwasher is also included. Further features include a stainless steel sink with drainer and mixer tap, recessed spotlights, a radiator, and wood-effect laminate flooring. A front-facing window allows plenty of natural light to flood the room, while the spacious layout comfortably accommodates a breakfast table and chairs, making it an ideal space for everyday dining and family living.





Bedroom Two

10' 0" x 10' 9" (3.04m x 3.27m)

A spacious and well-presented second bedroom enjoying a pleasant rear-facing aspect, with a window overlooking the garden and allowing plenty of natural light. The room benefits from generous fitted double wardrobes providing excellent storage, along with fitted carpet, a central ceiling light, and a radiator. Offering a comfortable and versatile space, this room is ideal as a guest bedroom, additional double bedroom, or home office if required.

Bedroom Three

10' 10" x 6' 11" (3.30m x 2.10m)

A well-proportioned and versatile third bedroom enjoying a pleasant rear aspect, with a window overlooking the garden and allowing natural light to fill the space. The room benefits from fitted wardrobes providing useful storage, along with fitted carpet, a central ceiling light, and a radiator. Ideally suited as a single bedroom, guest room, or home office, this flexible space adapts easily to a variety of needs.

Family Bathroom

6' 8" x 6' 4" (2.03m x 1.93m)

A well-presented family bathroom comprising a WC, wash hand basin, and a panelled bath with mains-fed shower over. The room is enhanced by attractive tiled walls and flooring, creating a clean and modern finish. A front-facing window allows natural light to brighten the space, complemented by a central ceiling light and radiator. Practical and stylish, this bathroom offers a comfortable and functional space for everyday family use.





Cloakroom WC

6' 8" x 5' 8" (2.03m x 1.73m)

Conveniently located on the first floor, this well-presented cloakroom comprises a WC and a wash hand basin, together with a useful built-in storage cupboard. A front-facing window provides plenty of natural light, while tiled walls and flooring offer a stylish and practical finish. Additional features include a central ceiling light and a radiator, making this a bright and functional addition to the home.

Bedroom One

11' 2" x 9' 11" (3.40m x 3.02m)

Generously proportioned principal bedroom enjoying a pleasant front-facing aspect, with a large window allowing an abundance of natural light to fill the room. The bedroom benefits from spacious fitted double wardrobes, providing excellent storage, while fitted carpet, a central ceiling light, and a radiator add to the comfort of the space. Bright and welcoming throughout, this impressive room is further enhanced by direct access to a private en-suite shower room.

En Suite

6' 9" x 5' 2" (2.05m x 1.57m)

A stylish and well-appointed en-suite shower room, featuring a contemporary suite comprising a WC and wash hand basin, complemented by attractive tiled walls and a tiled floor. The room benefits from a sleek walk-in shower with curved glass screen and mains-fed shower, offering a modern and luxurious feel. Additional features include a central ceiling light, radiator, and splash back tiling.





REAR GARDEN

The property benefits from a fully enclosed rear garden, offering a high level of privacy and an ideal outdoor space for relaxation. The garden is bordered by attractive surrounding walls and features a large chipped seating area, perfect for outdoor dining or entertaining also benefits from outside water tap With direct access from the rear door of the property, this garden provides a practical and enjoyable extension of the living space.

DRIVEWAY

2 Parking Spaces

The property benefits from a good-sized monoblock driveway, offering convenient off-street parking and designed for low-maintenance living. In addition, there is a useful external storage cupboard located to the front of the property, providing practical space for everyday storage needs such as bins or outdoor equipment and an outside water tap.

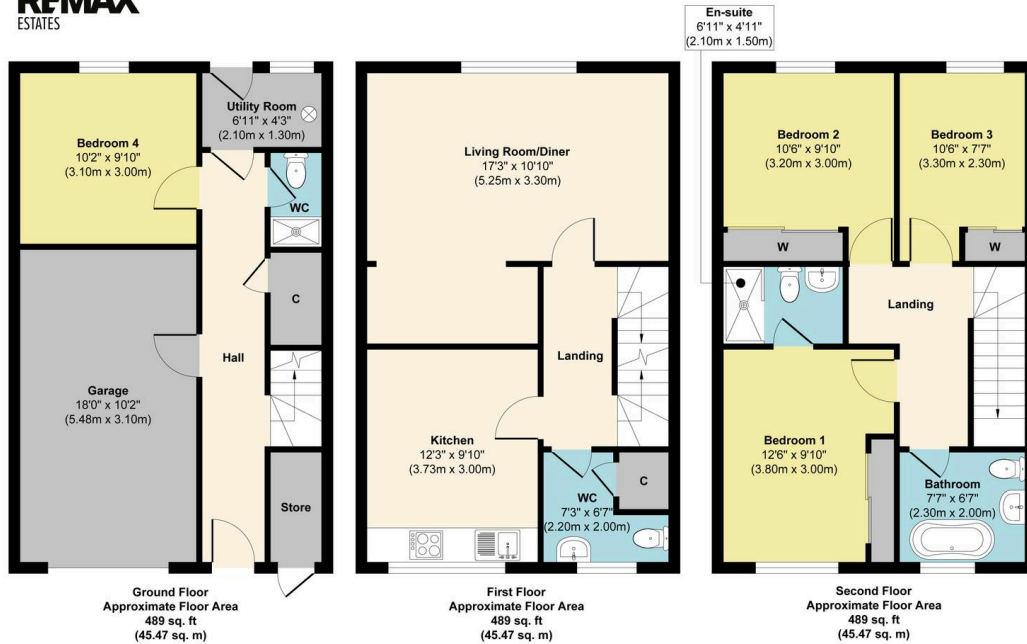
GARAGE

Single Garage

The garage, located to the front of the property, is accessed via an up-and-over door and benefits from power and lighting. Offering a good-sized space, it is suitable for either vehicle storage or general use. The garage also features an integral door providing direct access into the main hallway, adding further convenience to the home.



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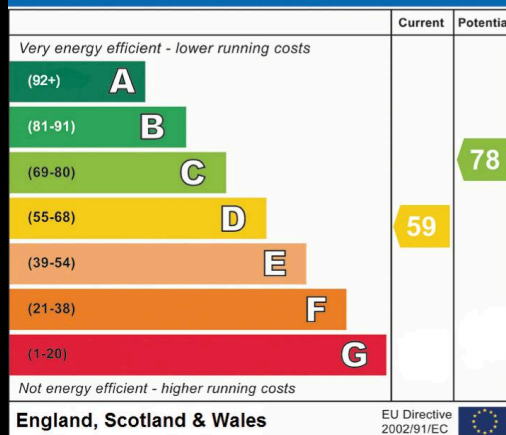


Approx. Gross Internal Floor Area 1467 sq. ft / 136.41 sq. m (Including Garage)

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

Produced by Elements Property

Energy Efficiency Rating

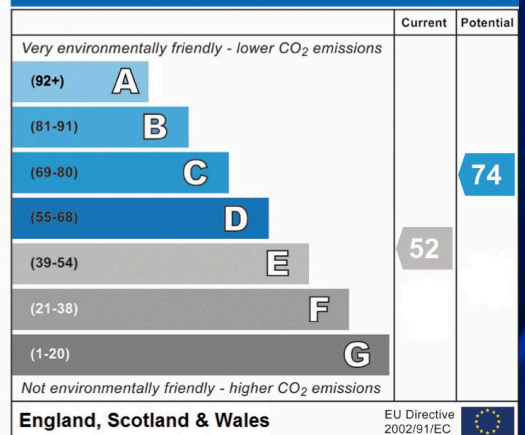


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



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RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

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

