



8 Sheriffs Park, Linlithgow

Offers Over £365,000



8 Sheriffs Park

Linlithgow

Spacious four-bedroom semi in sought-after Sheriffs Park, Linlithgow. Features flexible living areas, large garden, driveway, EV charging point and conservatory. Ideal family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Primary Bedroom En-Suite
- Spacious Conservatory
- Electric Car Charger
- Rear Garden
- Four Bedroom Semi-detached Property



Hallway

Entrance hall providing access to a large storage cupboard, double doors leading into the lounge and staircase giving access to the first floor.

Lounge

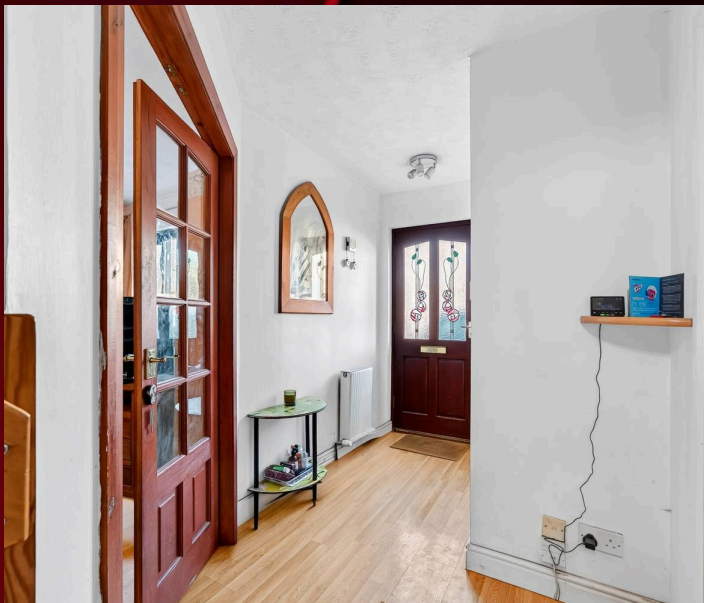
16' 2" x 12' 6" (4.92m x 3.82m)

Large, spacious lounge featuring a prominent central light fitting, laminate flooring and a large front-facing window allowing plenty of natural light. A low-level storage cupboard with door provides useful additional storage.

Kitchen

15' 11" x 9' 9" (4.84m x 2.96m)

Contemporary fitted kitchen featuring laminate flooring, an excellent range of worktop surfaces and generous fitted storage, providing a practical and stylish space for everyday cooking and dining. Two large windows allow an abundance of natural light to brighten the room. The kitchen is well equipped with an integrated fan oven, electric hob with extractor hood above, integrated dishwasher and inset sink with drainer. The kitchen also includes both a newly installed integrated microwave and fridge/freezer. A freestanding washing machine, gifted by the owner, is also included. Ideally positioned adjacent to the dining area and conservatory, the kitchen benefits from a convenient and sociable layout, perfectly suited to modern family living and entertaining.





Open Plan Sitting Room/Diner

29' 2" x 7' 7" (8.89m x 2.32m)

Spacious and versatile open-plan living and dining area, offering flexibility for use as a second lounge, home office or additional family living space. The room benefits from a large front-facing window and generous French doors to the rear, allowing an abundance of natural light throughout and providing access to the conservatory. The open-plan layout also offers convenient access to the kitchen, creating a practical and sociable living environment. Finished with laminate flooring, central light fittings and radiators.

Conservatory

16' 1" x 13' 2" (4.89m x 4.02m)

Generously sized and bright conservatory, offering an excellent additional living space with a pleasant connection to the outdoors. Benefiting from an abundance of natural light, the room provides ample space for freestanding furniture and flexible use for relaxation or entertaining. French doors open directly onto the rear garden, enhancing the indoor-outdoor feel. Further features include laminate flooring, wall-mounted light fittings and a radiator, providing added comfort throughout the colder months.



Landing

Carpeted staircase leading to the first-floor landing, featuring ceiling light fittings and providing access to all four bedrooms, the shower room, loft space and a useful storage cupboard.



Bedroom One

19' 8" x 7' 7" (5.99m x 2.30m)

Spacious double bedroom featuring a large front-facing window, allowing for plenty of natural light, and a fitted wardrobe providing excellent storage. The room further benefits from direct access to a private en-suite bathroom, adding convenience and practicality.

En-Suite

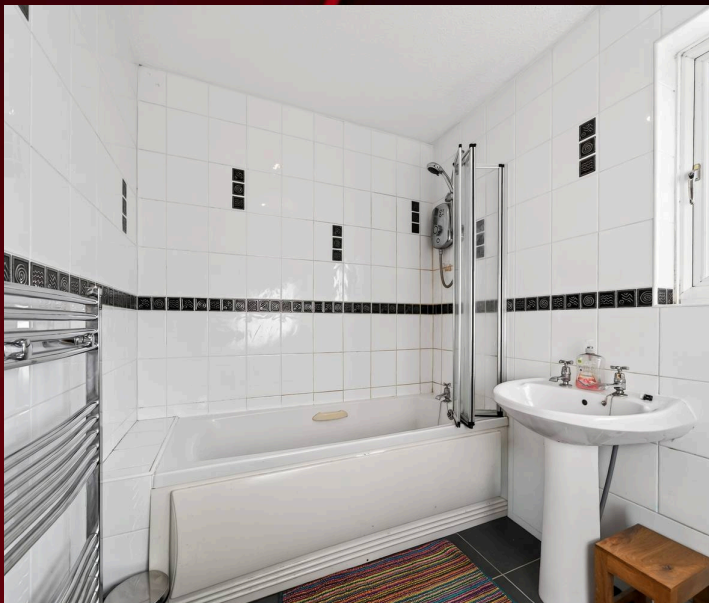
7' 0" x 6' 8" (2.13m x 2.02m)

Well-appointed en-suite bathroom comprising a bath with electric shower and folding glass shower screen, wash hand basin and WC. The room features tiled walls, providing a clean and practical finish, while an opaque window allows natural light to filter through while maintaining privacy. Further benefits include a chrome heated towel rail and recessed ceiling spotlights, completing this functional and comfortable space.

Bedroom Two

13' 5" x 8' 0" (4.10m x 2.44m)

Spacious bedroom featuring a large front-facing window allowing plenty of natural light, together with a fitted wardrobe providing ample storage. Further benefits include laminate flooring, a central light fitting and radiator.





Bedroom Three

9' 6" x 9' 5" (2.90m x 2.87m)

Bright and comfortable bedroom featuring a rear-facing window overlooking the garden, together with a useful storage cupboard. Further benefits include laminate flooring, a central light fitting and radiator, completing this practical and inviting space.

Bedroom Four

10' 6" x 7' 7" (3.20m x 2.30m)

Spacious and versatile room featuring large front-facing windows allowing an abundance of natural light. The room benefits from a useful storage cupboard and offers flexibility for use as a bedroom, home office or additional living space. Further features include laminate flooring, a central light fitting and radiator.

Shower Room

6' 3" x 6' 0" (1.90m x 1.83m)

Modern and well-appointed shower room comprising a contemporary vanity wash hand basin, WC and shower enclosure fitted with an overhead shower head, separate handheld attachment and pivot glass door. The room benefits from an opaque window, allowing natural light to enter while maintaining privacy. Attractive wet wall panelling and splashback tiling provide a stylish and practical finish, complemented by tiled flooring. Further features include a chrome heated towel rail and wall-mounted storage cupboard, offering additional convenience and functionality.





REAR GARDEN

Generous and attractive rear garden featuring a combination of lawn and paved areas, providing a versatile outdoor space ideal for relaxation, entertaining and enjoying the warmer months. The garden benefits from direct access via the conservatory, as well as a convenient side entrance, enhancing accessibility and practicality.

OFF STREET

2 Parking Spaces

Generous front driveway providing off-street parking for two vehicles, finished with low-maintenance mono-block paving for a neat and practical approach to the property. The property also benefits from a charging port for electric cars at the front of the property.



8 Sheriffs Park, Linlithgow, EH49 7SS



Approx. Gross Internal Floor Area 1461 sq. ft / 135.80 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	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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