

Peterkin & Kidd

Solicitors and Estate Agents

84

**EASTCROFT DRIVE
POLMONT, FK2 0SU**



OFFERS OVER £200,000

84

EASTCROFT DRIVE POLMONT, FK2 0SU

Seldom available, this well-presented semi-detached villa is situated in a sought after area of Polmont and would appeal to a range of buyers. It enjoys a cul-de-sac location and is close to supermarket shopping and the mainline station.

The property is accessed via a timber and glazed door which leads to the hall and the stairs to the upper floor. Please note that the stairlift can be included if required.

The living room has a bay window to the front with views to open grassland. It has ample space for freestanding furniture and an understair cupboard.

Astragalled French doors lead through to the dining room which has patio doors to the garden.

The kitchen to the rear is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer, tiling to splashback and co-ordinating worksurfaces. The gas hob, oven, fridge/freezer and the washing machine are included in the sale but are not warranted.

On the upper floor, there are 3 bedrooms and a shower room. In addition, there is a shelved linen cupboard, an over stair cupboard and a hatch to the attic.

Bedroom 1 is to the front with an open outlook and has a fitted mirrored door wardrobe.

Bedroom 2 is a further double located to the rear of the property and has a fitted mirrored door wardrobe.

Bedroom 3 is a single to the front with space for freestanding furniture and shelving which is included in the sale.

The fully tiled shower room completes the accommodation and is fitted with a semi-pedestal wash hand basin, vanity storage, a WC and a curved shower cubicle.

ACCOMMODATION

Hall
Living room, dining room open to fitted kitchen
3 bedrooms
Shower room

Gas central heating, double glazing

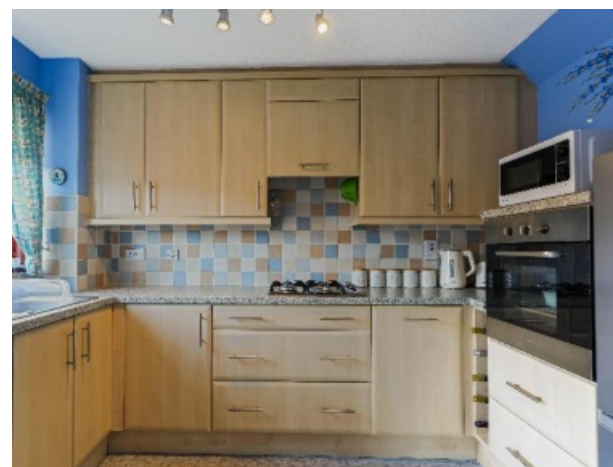
EXTRAS

All fitted floor coverings, curtains, blinds, light fittings and white goods as specified are included in the sale.

GARDEN

There are low maintenance gardens to the front and rear of the property.

The front garden is laid with red whin chips and an area of lawn. A path at the side leads to the rear garden which is laid with monobloc with whin chip beds and shrub planting.





GARAGE AND DRIVEWAY

There is a monobloc driveway to the front which leads to the garage with up and over door, power and light and a further door to the rear giving access to the garden. The freezer and tumble dryer are included in the sale.

FACTOR

There is quarterly charge of circa £50 for the maintenance of the communal areas.

LOCATION

The expanding town of Polmont offers excellent amenities including supermarket shopping, schools, and leisure facilities.

For commuters, the mainline railway station provides direct services to both Edinburgh and Glasgow and easy access to the M9 motorway for onward travel to Edinburgh, Glasgow and the Central Belt together with a bus service to towns in the surrounding area.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

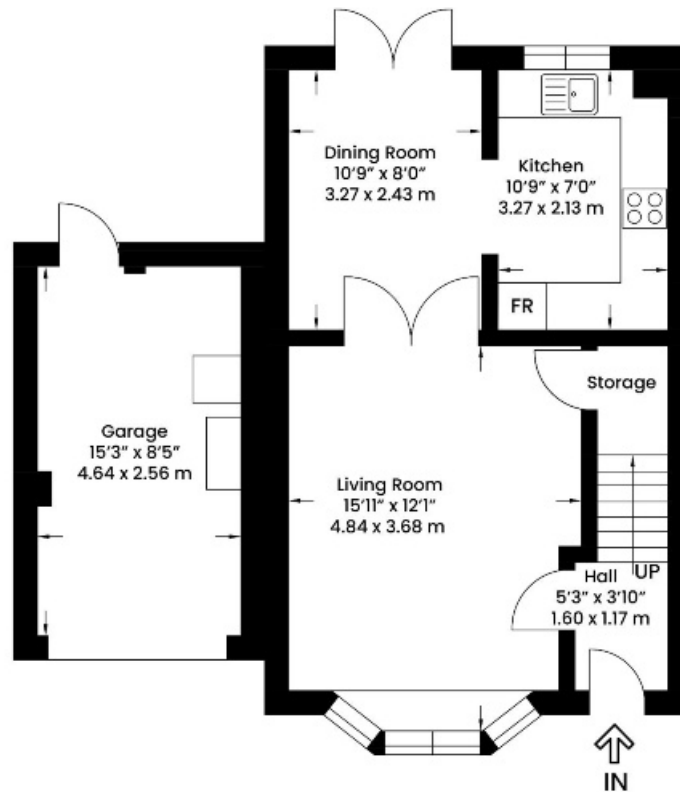
COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

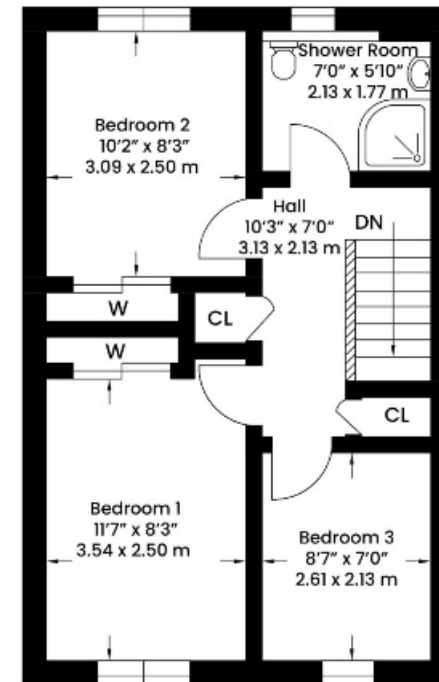


WE CAN HELP

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.



Ground Floor



First Floor

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. (10/11/2022)
vistaBee 2026

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We can open doors for you

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