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Solicitors and Estate Agents

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**KINGSFIELD
LINLITHGOW, EH49 7SL**



OFFERS OVER £173,000

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KINGSFIELD LINLITHGOW, EH49 7SL

This end-terraced villa, situated in a small enclave, enjoys open aspects to the front and rear. The property is situated close to nursery and primary schooling and convenience shopping and also has easy access to the M9 motorway for onward travel to Edinburgh and the airport.

Access to the vestibule is via a uPVC door with glazed panel. A cupboard houses the fuse box and electricity meter and there is a window to the side. A door leads through to the living room / dining room which has ample space for freestanding furniture and a timber, open tread staircase leading to the upper floor.

The kitchen, which would now benefit from upgrading, is fitted with a range of wall and base units with stainless steel sink and drainer, complementary worksurfaces and tiling to splashback. The Bosch gas hob and oven and the extractor hood are included in the sale but not warranted. Space for fridge/freezer and plumbed for washing machine. Replacement boiler installed October 2025. Window and door to the rear garden.

On the upper floor, there is an airing cupboard housing the hot water tank and a hatch to the attic.

The main bedroom has a built-in mirror-doored wardrobe and space for freestanding furniture. A window to the front offers open aspects.

The bedroom to the rear has space for freestanding furniture and a window with views to the rear garden.

The wet room completes the accommodation and is fitted with a recessed wash hand basin, WC and Mira Advance shower with curtain and rail and wet wall panelling. Window to side.

ACCOMMODATION

Vestibule
Living room / dining room
Fitted kitchen
2 double bedrooms
Wet room

Gas central heating, double glazing

EXTRAS

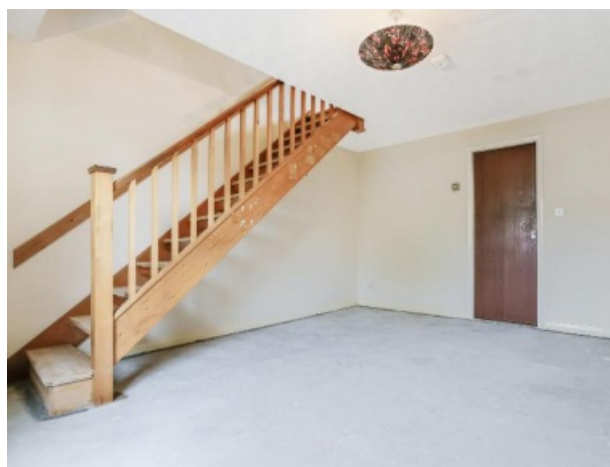
All fitted carpets, floor coverings and the white goods as specified are included in the sale.

GARDENS

There are gardens to the front and rear of the property. The garden to the front has shrub planting. A gate at the side leads to the fully enclosed rear garden which is laid to lawn with a patio and mature shrub planting.

PARKING

There is an allocated parking space together with visitor parking.





VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

SITUATION

The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beechraigs Country Park a few minutes' drive away.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.

OTHER

COUNCIL TAX BAND: C

The property is being sold as seen.

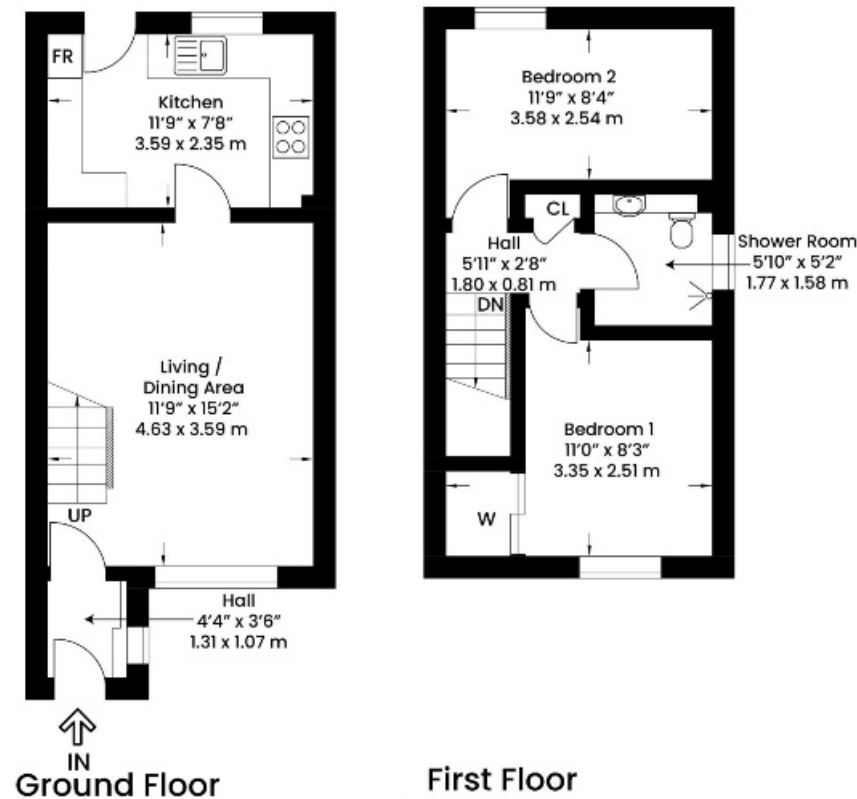
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



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.

EPC:D



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 2020

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We can open doors for you

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