



PROPERTY AND  
ESTATE AGENTS

## 8 Braehead Park

*Linlithgow, Scotland*

*Bedrooms: 6   Bathrooms: 4   Receptions: 5*

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## Description

Halliday Homes are delighted to present 8 Braehead Park to the market. This 6-bedroom, detached family home, built and designed by the current owners is located a short distance from the heart of Linlithgow and is surrounded by local schools and sports facilities.

The accommodation comprises, on the ground floor, entrance hall, spacious lounge, large conservatory, family room, dining room, kitchen, breakfast room, utility, shower room, and 2 double bedrooms each with fitted mirrored double wardrobes. On the upper level there are a further 4 generously sized double bedrooms, two with mirrored double fitted wardrobes, a third benefiting from en-suite facilities and a triple mirrored fitted wardrobes. Finally, the spacious master bedroom has a bay window, quadruple mirrored fitted wardrobes and en-suite facilities.

Externally, a double gate to the rear of the property gives access to a mono block driveway with parking for several vehicles and detached double garage which has power sockets, electric light and an alarm system. There is an external water tap serving the well-maintained garden, which is largely laid to lawn and wraps around the property.

## Location

8 Braehead Park is located within the historic Royal Burgh of Linlithgow which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish Lowlands and has a very popular, bustling town centre supporting a wide range of family-run businesses offering some of the best of food and drink, clothing, gifts and arts and crafts shops. Sainsbury, Tesco and Aldi supermarkets are all represented and local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting. EPC Rating A is rarely achieved and reflects both the upgraded double-glazing and central heating boiler, together with solar panels (owned by the householder). The property also benefits from a wireless alarm system which is centrally monitored.

EPC A92

Council Tax Band G

## Entrance Hall

Welcoming entrance hall which gives access to all rooms on the ground floor. You are met by a solid oak staircase and under stairs

storage cupboard. Two radiators and access to lower floored loft with light and Ramsay ladder.

## Lounge (8.3m x 3.9m)

Truly superb front facing room with large bay window and double doors to access the spacious conservatory. Feature marble fireplace with living-flame gas fire. Carpeted flooring and cable TV points. Two radiators.

## Family room (3.0m x 3.0m)

Situated between the kitchen and lounge, the family room is perfect for watching television or it could be used as an office. Radiator.

## Dining Room (4.2m x 3.5m)

Front facing room with bay window, accessed by double doors, carpeted flooring and radiator.

## Ground Floor Shower Room

Recently refurbished with white suite, toilet, vanity unit housing wash hand basin, shaver point, heated towel rail/radiator and electric shower. Shower cubicle is fully tiled, half-tiled walls and fully tiled floor.

## Bedroom 5 (3.5m x 2.6m)

Front facing double bedroom, mirrored double fitted wardrobe, carpeted flooring, and radiator.

## Bedroom 6 (3.5m x 2.6m)

Front facing double bedroom, mirrored double fitted wardrobe, carpeted flooring, and radiator.

## Conservatory (4.0m x 3.4m)

Located off the lounge, very spacious bright fully double-glazed room. Overlooks the rear garden with patio doors giving access to the garden area. Radiator and fully tiled floor.

## Upper Landing (3.8m x 3.3m)

Access for all the rooms on the upper level. Useful airing cupboard housing the hot water tank. Access hatch to the loft with Ramsay ladder. The loft is fully floored with power and light.

## Master Bedroom (4.7m x 3.8m)

Generously proportioned master suite with dressing area and quadruple fitted wardrobes with sliding doors. Carpeted flooring, two radiators, front facing window and ensuite facilities.

## En-suite

The en-suite benefits from white suite, toilet, vanity unit housing wash hand basin, shaver point, heated towel rail, shaver point and electric shower. Shower cubicle is fully tiled, half-tiled walls and fully tiled floor.

## Bedroom 2 (3.8m x 3.0m)

Spacious front-facing double bedroom with fitted triple wardrobe. Carpeted flooring, radiator. This bedroom benefits from a small en-suite.

## En-suite 2

This ensuite provides a two piece suite with shower, shaver point and extractor fan.

## Bedroom 3 (3.4m x 3.0m)

Spacious rear-facing double bedroom with fitted double mirrored wardrobe. Carpeted flooring, radiator.

## Bedroom 4 (3.1m x 2.9m)

Spacious rear-facing double bedroom with fitted double mirrored wardrobe. Carpeted flooring, radiator.

## Family Bathroom (3.2m x 1.9m)

Recently refurbished spacious family bathroom with white WC, bidet, wash basin and vanity unit, single fully tiled shower cubicle, jacuzzi bath with fully tiled walls and tiled floor. Heated towel rail, shaver point, extractor fan and window.

## External

The property benefits from a wrap-around garden, mainly laid to lawn with some planting, paved patio area and a detached double garage.

## Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floorplans, which are for illustrative purposes only, may not be to scale.



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Linlithgow, Scotland

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