



PROPERTY AND
ESTATE AGENTS

24 Kettilstoun Mains

Linlithgow, Scotland

Bedrooms: 4 Bathrooms: 2 Receptions: 2

Offers Over £358,000

hallidayproperty.co.uk



Halliday Homes are delighted to present to the market this detached 4 bedroom house situated in a quiet cul-de-sac location with the very popular Kettilstoun Mains area of Linlithgow. The property is in true walk in condition and offers flexible living accommodation which immediate viewing will confirm.

The internal accommodation comprises: an entrance hallway, spacious lounge open plan to dining area, kitchen, utility room, wc, downstairs bedroom/sitting room, principle bedroom with ensuite, two further good sized bedrooms with fitted storage and modern family bathroom.

Location

24 Kettilstoun Mains 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 & 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 C71

Council Tax Band F

Hall

Entry from double glazed front door, glazed side panels carpeted flooring and staircase to upper landing, which has loft access with Ramsey ladder.

Lounge

Entry from double glazed front door, glazed side panels carpeted flooring and staircase to upper landing, which has loft access with Ramsey ladder.

Kitchen

The modern kitchen benefits from an excellent selection of wall and base units with appliances to include: double oven, dishwasher, 4 burner gas hob and extractor unit. In addition, there is a rear facing window, fitted blind, radiator space for Fridge freezer and rear door access.

Utility Room

Accessed directly from the rear garden this room benefits from a selection of wall and base units, sink, drainer and space for a washing

machine and tumble dryer.

Bedroom Four/Family Room

Converted from the garage this room provides flexible living space with neutral decor, front facing window, fitted blind and neutral carpet.

W.C.

White toilet, wash hand basin, vinyl flooring, heated towel rail, and vanity unit.

Principle Bedroom

The principle suite benefits from an integrated mirror wardrobe, carpet flooring, front facing window with country views, fitted blind, radiator and en-suite.

En-suite

The en-suite facilities include a WC, wash hand basin set in a vanity unit, heated towel rail, feature mirror with light and heat, vinyl flooring, opaque window and a walk in shower cubicle.

Bedroom Two

Another bright double bedroom, to the rear of the property which benefits from an integrated mirrored wardrobe, new carpet flooring, rear facing window, fitted blind and a vertical radiator

Bedroom Three

This room benefits from a rear facing window, fitted blind, new carpet, mirrored wardrobe and a vertical radiator.

Bathroom

The family bathroom offers a three piece suite of white wash hand basin set in a vanity unit with storage, WC and P-shaped bath with new overhead showershower. Vinyl flooring, vanity shelf, heated towel rail and an opaque window.

External

The front garden is mainly laid to lawn with a driveway. The rear garden is very private, mainly laid to lawn, with a paved patio area, large shed/summerhouse, decked entertaining area, some shrubs and a paved area leading to a further garden shed.



24 Kettilstoun Mains

Linlithgow, Scotland

Halliday Homes

23 High Street, Linlithgow, EH49 7AB

+44 (0)1506 535500 | linlithgow@hallidayproperty.co.uk

hallidayproperty.co.uk