



PROPERTY AND  
ESTATE AGENTS

## 15 Woodside Place

*Bridgend, Scotland*

*Bedrooms: 2    Bathrooms: 1    Receptions: 1*

*Offers Over £102,500*  
**hallidayproperty.co.uk**



#### Description

Halliday Homes are delighted to bring to the market this 2 bedroom mid terraced property in the village of Bridgend, within easy walking distance of the nursery, primary school and local amenities.

The internal accommodation comprises on the ground level: entrance hall, lounge, kitchen. Upstairs there are two double bedrooms and a wet room. Warmth is provided by gas central heating and double glazing. The property enjoys an enclosed rear garden and enclosed front garden offering off- street parking.

#### Location

15 Woodside Place is located within the village of Bridgend, on the outskirts of Linlithgow and boasts a village shop, primary school, community centre and a 9 hole golf course. The Royal Burgh of Linlithgow is steeped in history, with the Palace at its heart with 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. The property is ideally positioned for both the M9 and M8 motorway routes. The M9 gives quick access to Edinburgh and the M8 to Glasgow respectively. The area provides excellent road links to Fife, central Scotland and beyond. The railway station at Linlithgow offers regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

EPC; C71

TAX BAND: A

#### Hall

The hall provides a double glazed front door, laminate flooring and an under stairs cupboard. The staircase leads to the upper landing.

#### Lounge (3.56m x 4.75m)

The lounge is a good size with hardwood flooring, front facing window, storage cupboard, ample socket points and a T.V. point.

#### Kitchen (3.01m x 3.05m)

The kitchen newly fitted kitchen provides a selection of modern wall, base and larder units with complimentary dark wood finish worktop, and Black tiled splash back. Utility space offers more storage, shelving, and work surface, with a rear facing window and access to the rear garden.

#### Bedroom One (4.59m x 2.76m)

The very generous master bedroom enjoys two front facing windows, carpeted flooring, radiator and a built in wardrobe

#### Bedroom Two (2.68m x 3.05m)

A double bedroom with carpeted flooring, rear facing window, radiator and neutral decor.

#### Wetroom (2.75m x 1.70m)

The wet room benefits from a white wc, washbasin and mains shower. The room is fitted with wet wall, vinyl flooring, opaque window and towel rail.

#### External

To the front of the property is a driveway and space for a seating area. The rear garden is fully enclosed, it is mostly lawn with a laid slab pathway, and iron poles for a clothes line.

#### 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 floor plans, which are for illustrative purposes only, may not be to scale.



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