



PROPERTY AND
ESTATE AGENTS

15 Bailielands

Linlithgow, Scotland

Bedrooms: 4 Bathrooms: 2 Receptions: 2

Offers Over £395,000

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Description

Superb detached bungalow occupying a magnificent plot and located within the popular area of Bailielands, Linlithgow. The property offers flexible living accommodation and has mature front and rear gardens.

The internal accommodation comprises; vestibule, large reception hallway, lounge, kitchen, dining room/home office, four bedrooms of which one has an en-suite, family bathroom, and utility room. The loft has access via a Ramsay ladder and is floored. Warmth is provided by gas central heating and double glazing. Detached single garage with light and power, and storage to the rear.

Externally the mature garden grounds, to the front and rear, are mainly laid to lawn and have an excellent mix of herbaceous plants and shrubs. Raised decked area, patio, disability ramp, shed, lighting and water tap.

Location

15 Bailielands 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 excellent 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: C72

Council Tax band: G

Vestibule

Accessed via single part glazed wooden door with glass panels either side and carpeted flooring.

Reception hall

Bright welcoming hall with carpeted flooring, radiators, superb storage space and access to all rooms.

Lounge

A spacious room with front and side facing windows. Vaulted ceiling, carpeted flooring, two radiators and TV and Internet point.

Breakfasting Kitchen

Fitted kitchen with range of wall and base units, white one and a half bowl sink and contrasting work surface. Integrated appliances include;

electric hob, oven and overhead extractor fan. Larder cupboard currently housing a fridge freezer. Tiled splashback, laminate flooring, radiator and space for breakfast table. TV point.

Utility room

A range of wall and base units, stainless steel sink, washing machine, dishwasher, boiler and door to garden.

Dining room/ home office

With direct access from the kitchen and lounge, the room can equally be used as a dining room and home office. Front facing window, carpeted flooring, ethernet port, and radiator.

Bedroom One

Well-proportioned double bedroom facing the rear garden, fitted wardrobes, laminate flooring, En-suite facilities, and radiator.

En-suite wet room

White suite of wash hand basin, WC and mains shower. Heated towel rail, tiled walls, vinyl flooring, and frosted window.

Bedroom Two

Good sized double bedroom overlooking the front garden. Double fitted wardrobe, carpeted flooring, and radiator.

Bedroom Three

Spacious bedroom with French doors opening onto the rear garden. Carpeted flooring, radiator, ethernet port and TV point.

Bedroom Four

Double bedroom overlooking the rear garden, carpeted flooring, and radiator.

Bathroom

Three-piece suite of bath, wash hand basin and WC. Tiling to the walls, radiator, storage cabinet, window, and linoleum flooring.

Externally

Externally the mature garden grounds, to the front and rear, are mainly laid to lawn and have an excellent mix of herbaceous plants and shrubs. Raised decked area, patio, disability ramp, shed, lighting and water tap.

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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