

# Peterkin & Kidd

Solicitors and Estate Agents

## UPPER WESTERPARK

FALKIRK ROAD

LINLITHGOW, EH49 7BA



**FIXED PRICE £545,000**

# UPPER WESTERPARK

FALKIRK ROAD  
LINLITHGOW, EH49 7BA

Situated in a sought after area of the town, Upper Westerpark offers a rare opportunity to purchase the top half of this "C" listed villa. Presented to a high standard throughout and retaining many period features including wood panelling and fine plasterwork, the property is laid out over 2 floors. It further benefits from a stunning, south-facing balustraded terrace to the rear and an external garden room with wood burning stove.

The property is accessed via a stone staircase to the side with a wrought iron handrail.

The entrance door leads to the part-panelled vestibule with a shoe store which is included in the sale. From there, the spacious hall with arched feature gives access to the main apartments. There is an L-shaped box room with a window to the front and a cupboard housing the fuse box and meter.

The striking living room, with decorative cornice and ceiling rose, offers twin aspects, with a bay window to the front and a further window to the west with far reaching views. The ornate reclaimed fire surround, chandelier, curtains and pelmets are included in the sale.

For entertaining, the dining room to the rear has open, southerly aspects, ample space for freestanding furniture, deep skirtings and a shelved display area with cupboard below. The light fitting is included in the sale.

For some R&R, the family room / snug has its own access to the terrace via an arched door and twin feature openings to the hall.

The recently upgraded kitchen is fitted with a range of shaker style wall and base units with granite worktops, complementary metro tiling and stainless steel sink and twin drainers. The island has additional cupboards and an integrated breakfast bar with bar stools included. The 5 burner range cooker, extractor hood, integrated washer/dryer, dishwasher and the freestanding Smeg fridge/freezer are included in the sale but are not warranted. Cupboard housing Worcester boiler.

An astragalled door leads out to the stunning, glazed and balustraded terrace with open vistas to the south and to Cockleroi. There is ample space for outdoor furniture and external lighting, a power socket and a recessed clothes line.

The well-proportioned main bedroom has twin windows to the front offering open aspects. There is a shelved press and the light fitting and freestanding wardrobe are included in the sale.

The 4-piece bathroom completes the accommodation on this floor and comprises a wash hand basin, WC, claw foot bath with mixer shower and separate shower cubicle with Mira electric shower. The fittings are included in the sale.

The upper floor is reached via a carpeted staircase leading to the remainder of the accommodation. Window to front and Velux window at the landing.

Bedroom 2 is a double with part-coombed ceiling, a Velux window to the south and one to the west. Ample space for freestanding furniture and access to eaves storage.

Bedroom 3 is a further double with part-coombed ceiling and Velux windows to the south and east. Ample space for freestanding furniture and access to eaves storage. The wardrobe is included in the sale.

The 4th bedroom is currently used as a home office with a Velux window to the north. Access to eaves storage.

The tiled wet room with wash hand basin, WC, shower and glazed screen completes the accommodation and has a Velux window to the front. The fittings are included in the sale.

## ACCOMMODATION

Entrance vestibule  
Hall, box room  
Living room  
Dining room  
Family room/snug  
Breakfasting kitchen  
4 bedrooms, family bathroom, wet room





## FEATURES

Gas central heating, double glazing  
Balustraded terrace

## GARDEN ROOM

The "Wee Woolies" garden room offers flexible space as a craft room / music room / teenage den. It has power and light, together with a Chilli Billie top loading wood burner. External power socket.

## PARKING AND GARAGE

The long tarmac driveway has parking for several cars and a turning space. Adjacent is the timber garage with double doors, light and a window to the rear. The shelving is included in the sale. There are 2 external sockets, one on the driveway and one at the garage.

## GARDEN

There is a south-facing garden to the rear which is laid to lawn with an array of herbaceous and perennial planting, trees and mature shrubs and bushes. There is a part-covered patio area adjacent to the garage which has a canvas sail included to give shade and a further patio. The garden shed at the rear is included in the sale. In addition, there is a secure understair tool store which also houses the gas meter.

## VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.  
WHAT3WORDS: starfish.banquets.statue

## 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.



**EXTRAS**

All fitted carpets, floor coverings, shoe store, curtains, blinds, light fittings, integrated white goods, Smeg fridge/freezer, bar stools, freestanding wardrobes, garden room, garden shed and garage shelving are included in the sale. Some items of furniture are available separately.

**OTHER**

COUNCIL TAX BAND: G

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

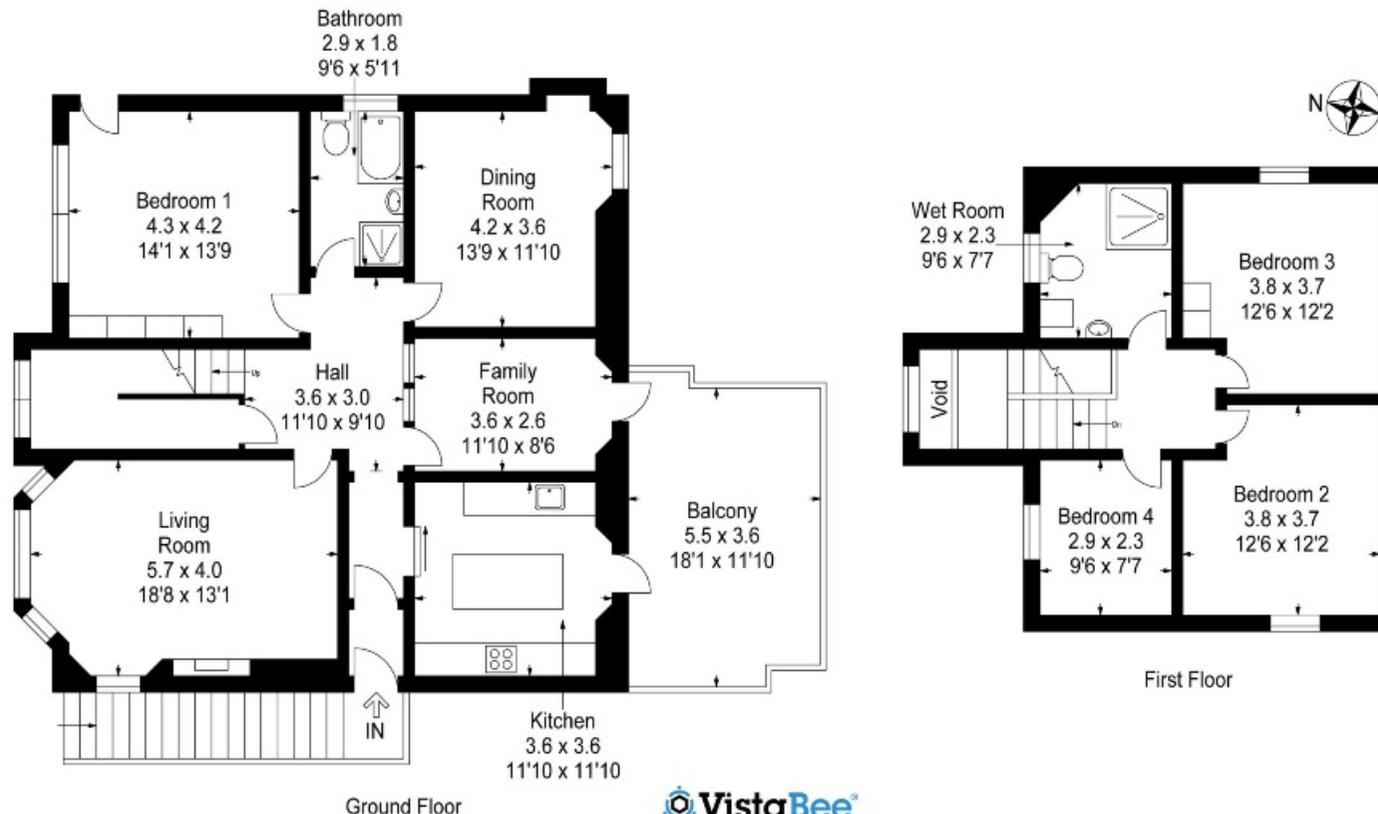
# UPPER HALF OF "C" LISTED VILLA WITH PERIOD FEATURES AND SOUTH FACING TERRACE WITH STUNNING OPEN VISTAS





## 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.



Ground Floor

First Floor



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)

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*We can open doors for you*

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