



lindsays

7 Bailielands,
Linlithgow, West Lothian, EH49 7ST

"A spacious detached bungalow which offers a flexible home benefitting from a garage and driveway"

- Spacious sitting room
- Modern breakfasting kitchen
- Dining room
- Utility room
- Master bedroom with en-suite
- Three further double bedrooms
- Family bathroom
- Garage and driveway
- Well maintained gardens
- Gas central heating
- Double glazing

EPC Rating C

OFFERS OVER £440,000



Description

A spacious detached bungalow situated within a cul-de-sac in an established modern development located in the popular town of Linlithgow. This lovely property offers a flexible home which benefits from a garage, driveway, and gardens to the front, side and rear. In brief the accommodation comprises; entrance vestibule with storage cupboard, welcoming hall with storage cupboard, spacious sitting room with large window to the front, dining room which can be accessed from both the living room and kitchen with window to the side, modern fully fitted breakfasting kitchen with large pantry cupboard, utility room with door to the garden, master bedroom with en-suite shower room, three further double bedrooms, and family bathroom.

Area

The historic town of Linlithgow is well placed for the commuter having a mainline railway station travelling to Edinburgh and Glasgow, and the M9 gives access to central Scotland. For the family, there are primary and secondary schools, leisure, recreation and shopping facilities. Outdoor enthusiasts can enjoy numerous walks around the town and surrounding areas, Linlithgow Palace and Loch, while golfers can enjoy a game on the fairways at Linlithgow Golf Club

Viewing

Sunday 2-4pm (no appointment necessary) or contact Lindsays 0131 229 4040



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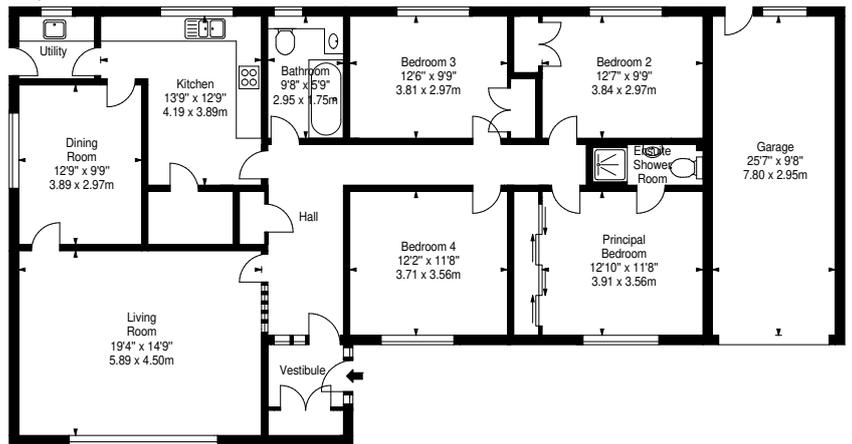
Approx. Gross Internal Area
1589 Sq Ft - 147.62 Sq M

Garage

Approx. Gross Internal Area
249 Sq Ft - 23.13 Sq M

For identification only. Not to scale.

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.