



PROPERTY AND
ESTATE AGENTS

113 Springfield Road

Linlithgow, Scotland

Bedrooms: 3 Bathrooms: 1 Receptions: 2

Offers Over £243,000

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Description

Halliday Homes are delighted to welcome to the market this 3 bedroom, semi-detached home located in one of Linlithgow's most popular areas. The property provides ideal family accommodation, excellent condition throughout with enclosed rear garden, and within easy walking distance of Springfield nursery, and primary school and local amenities.

The internal accommodation comprises on the ground level: spacious entrance hall, lounge, open plan to dining area and kitchen. Upstairs there are three bedrooms and a recently installed family bathroom. There are brand new interior doors throughout. Warmth is provided by gas central heating and double glazing. The property enjoys a front garden with driveway to detached garage and a fully enclosed rear garden.

Location

113 Springfield Road 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 C74

Council Tax Band E

Hall

Entry into the spacious hallway which provides a large walk in cupboard housing the boiler and washing machine. Front window and laminate flooring.

Lounge (3.41m x 4.21m)

The lounge enjoys lots of natural light, thanks to the open plan layout. This room is tastefully decorated with neutral carpet, large front facing window, radiator, T.V. fibre broadband points and ample sockets. Open plan to dining room.

Dining Room (2.60m x 3.40m)

The dining room provides a large window overlooking the garden neutral carpet, radiator and open plan access to the kitchen.

Kitchen

The kitchen provides a selection of wall and base units with complementary worktops and splash back. Appliances to include: gas hob, electric double oven, cooker hood, fridge freezer and dishwasher. In addition, the room has vinyl flooring, side facing and rear facing window and glazed back door all with fitted blinds.

Upper Landing (2.41m x 3.40m)

The stairs and upper landing are carpeted with the landing providing a side facing window, cupboard and loft access.

Bedroom One (2.97m x 4.21m)

The largest bedroom benefits from a front facing window, radiator, neutral decor and carpet.

Bedroom Two (2.97m x 3.41m)

A further double bedroom currently used as a home office with rear facing window, radiator and carpet flooring.

Bedroom Three (2.60m x 3.30m)

A single bedroom to the front of the house with fitted blind, tasteful decor, carpet flooring, radiator and cupboard.

Bathroom (2.04m x 1.81m)

The fresh, modern bathroom benefits from a white wc, washbasin and P shaped bath with overhead mains waterfall shower, glazed screen fully panelled walls, laminate flooring, fitted storage, heated towel rail and opaque window.

External

To the front of the property is a private landscaped garden with driveway leading to detached garage. The rear garden is fully enclosed and has been laid to lawn with paved patio, decked entertaining area, raised beds, shrubbery, small pond, and gate access to the front.

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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