



69 Barkhill Road, Linlithgow
Offers Over £173,500

2 BED SEMI-DETACHED





Features



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Description

This is a rare opportunity to purchase a beautifully refurbished 2 bedroom semi detached home in a quiet cul de sac setting yet within walking distance of the town centre and station . Early viewing is recommended to avoid disappointment.

The internal accommodation is freshly decorated throughout, together with new floor coverings and comprises: Hallway, lounge with large cupboard, new kitchen, two double bedrooms with built in wardrobes and a newly installed bathroom. Externally to the front is a private garden and allocated parking with a private garden to the rear.

Location

69 Barkhill 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 & crafts shops. Sainsbury, Tesco and Aldi supermarkets are all represented and local schooling is available at both primary and secondary level. The town also benefits from great sporting facilities, tennis club and several local golf courses. 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 E45

Council Tax Band D

Hall

Entry to the property is gained from the front door into hallway which gives access to the lounge and stairway.

Lounge (4.0m x 3.2m)

The generous lounge benefits from new carpeting, ample power points, TV point front facing window with new blind, under stairs cupboard and access to the kitchen.

Kitchen (4.1m x 2.9m)

The stunning newly installed kitchen provides an excellent selection of wall and base units together with an integrated oven hob and hood. There are allocated spaces for additional appliances. The room also offers room for dining, new laminate flooring and rear door access.

Bedroom 1 (4.2m x 3.0m)

A generous double bedroom has fresh neutral decor and carpeting, a front facing window with new blind and mirrored wardrobes.

Bedroom 2 (2.7m x 2.4m)

This further double bedroom has a rear facing window with new blind, fresh decor and mirrored wardrobe.

Bathroom (2.4m x 1.5m)

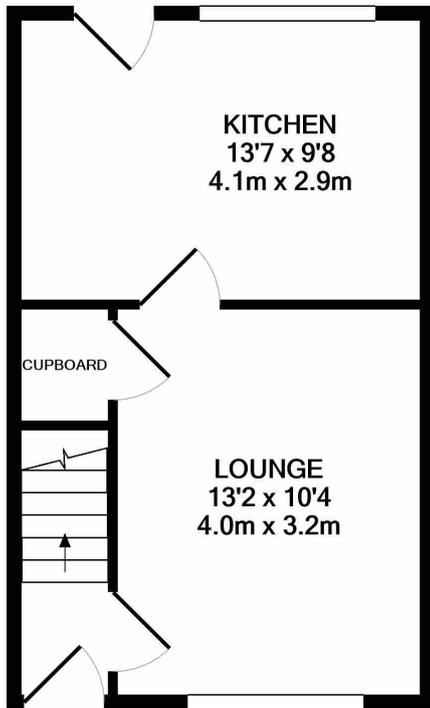
The new bathroom enjoys a white three-piece suite with over bath Triton shower, rear facing window with blind, vanity unit and heated towel rail.

External

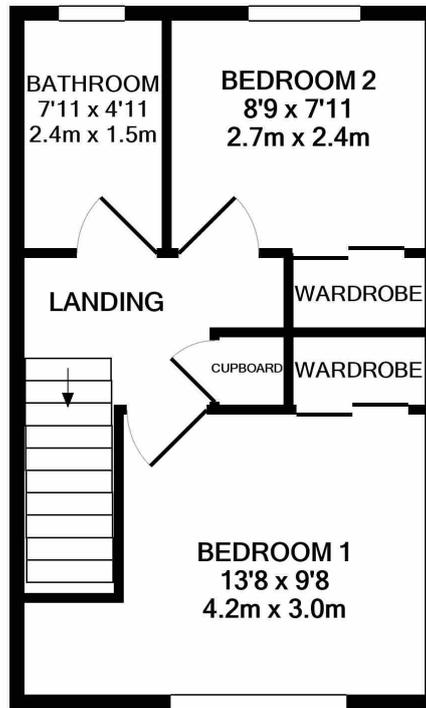
To the front is a private garden and allocated parking and to the rear is a South facing, enclosed garden with patio area, lawn and a garden shed.

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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