

4 Bed Detached In Clarendon Road , Linlithgow, EH49 6AN

£410,000



SHORT DESCRIPTION

Property Ref: 14894 Beyond the bustle of Linlithgow town centre lies a spacious, recently renovated, modern three / four-bedroom detached bungalow with a wonderful, spacious back garden, detached garage and separate office, set within a peaceful little cul-de-sac, all within easy walking distance of the High Street. Rarely available, this delightful detached bungalow occupies a notably pleasant leafy position within the highly sought-after Clarendon district of Linlithgow, just off Manse Road. The property offers a hugely generous layout and would be perfect for a downsizer or family looking to be in close proximity to the excellent Low Port Primary School and Linlithgow Academy High School. The property also comes with approved planning permission and building warrant to expand ever further and create a truly remarkable home. Prompt inspection is highly recommended! The accommodation on offer consists of a large light and airy entrance hallway, a spacious, bright living room with patio doors out to the large garden, kitchen, new modern bathroom suite and four large double bedrooms, one of which is currently being used as a dining room. The house has undergone extensive refurbishment by the current owners and now boasts an environmentally friendly Air Source Pump Heating System with new pipes and radiators throughout, new highly-efficient double-glazing along with a full rewire and more extensive modernisations. Externally the property sits on a well-maintained sizeable garden plot with a detached single garage, detached office and long driveway. The front garden is landscaped in a rockery-style, while the rear garden has had artificial grass professionally installed for a low-maintenance, high-quality experience. The plot further benefits from a leafy backdrop and excellent north westerly views. Home Report and EPC to follow ASAP

Finer Detail • Large 3/4 Bedroom Detached Bungalow • Highly Sought After Address • Attractive L-shaped Build, Great Kerb Appeal - Built in 1965, approx. 100m2 • Front Rockery Garden and Approx.100m2 Back Garden • Gorgeous, Leafy, Private Setting • Spacious Layout and Generous Hallway • Opportunity To Add Further Value with Large Extension Permission & Warrant Held • Detached Single Garage, Long Driveway, Separate Garden Shed & Office. Partially Floored Loft. • Good to Know: o New Environmentally Friendly Air Source Pump Heating, Pipes & Radiators o New Highly Efficient Double Glazing o New Modern Bathroom Suite o Full Rewire Completed o Low Port Primary School Catchment o Less than 5 Minutes' Walk to Train Station and Town Centre

Property Type: Detached Full selling price: £410000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: B Measurement: 1044.1 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, On street Heating Type: Central, Eco Friendly, Electric Heating Chain Sale or Chain Free: Chain sale Possession of the property: Self-Occupied



Bed Room(s)



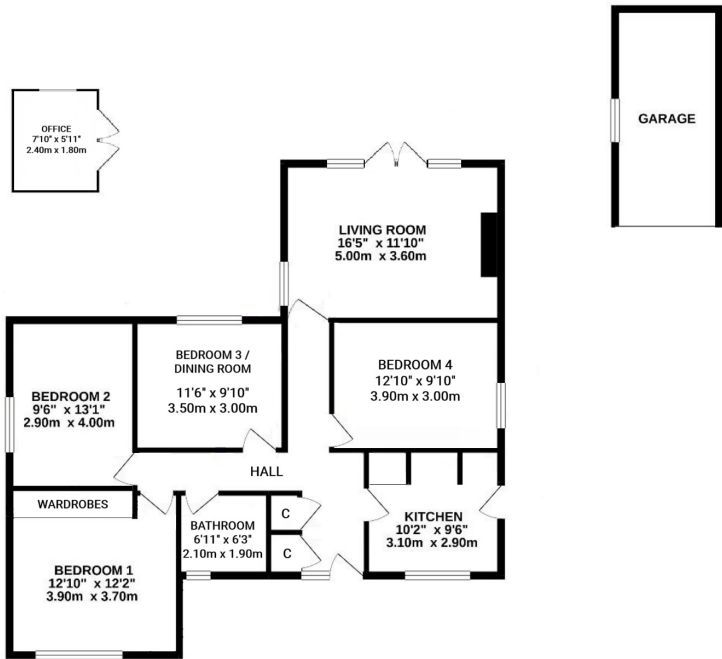
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

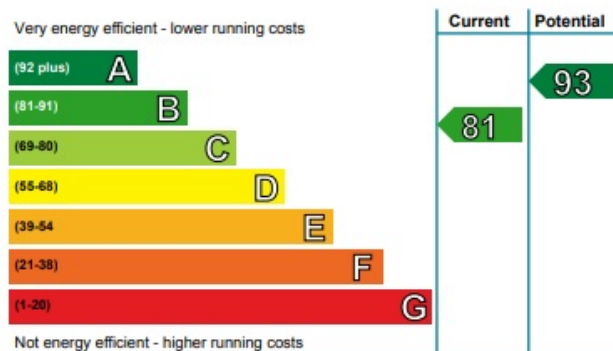


Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as 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.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

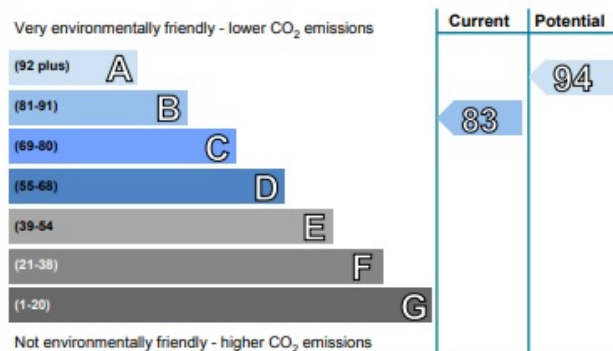


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (81)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (83)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

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