

Peterkin & Kidd

Solicitors and Estate Agents

12

ASHLEY ROAD
POLMONT, FK2 0QG



OFFERS OVER £195,000

12

ASHLEY ROAD POLMONT, FK2 0QG

Seldom available, this semi-detached bungalow offers flexible accommodation with low maintenance gardens to the front and rear, a detached garage and a long driveway.

The entrance door leads to the long hall with all rooms leading off. There is a double cupboard with shelving and a cloaks cupboard. Hatch to attic.

The living room is brightly situated to the front and has ample space for freestanding furniture.

The dining kitchen is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer, complementary worksurfaces and tiled to splashback. The electric hob, oven, extractor hood, fridge/freezer and the washing machine are included in the sale but are not warranted. Space for table and chairs. Boiler. Windows to the side and rear and a door to the rear garden.

There are 3 bedrooms.

The main bedroom has a window to the rear garden, a built-in mirrored door wardrobe and a further single wardrobe.

Bedroom 2 is to the front with a built-in wardrobe. Bedroom 3 is also to the front with a window to the garden.

The fully tiled shower room completes the accommodation and has a wash hand basin, WC and shower cubicle with Mira Sport shower. Window to rear. The fittings are included in the sale.

ACCOMMODATION

Hall
Living room
Fitted dining kitchen
3 bedrooms, shower room

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, white goods as specified and the shower room fittings are included in the sale.

GARDEN

There are gardens to the front and rear of the property.

The front garden is pebbled with shrub planting. A gate at the side leads to the tiered rear garden which is laid with red whin chips.





GARAGE AND DRIVEWAY

There is a detached garage with up and over door and door to garden. The long driveway to the side of the property provides off-street parking.

SITUATION

The property is located in a mature residential area of the town, close to supermarket shopping and within short walking distance of the mainline Edinburgh to Glasgow rail station.

For the commuter, there is also easy access to the M9 motorway for onward travel to Edinburgh, Glasgow and the Central Belt together with a bus service to towns in the surrounding area.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
banks.sailor.object

OTHER

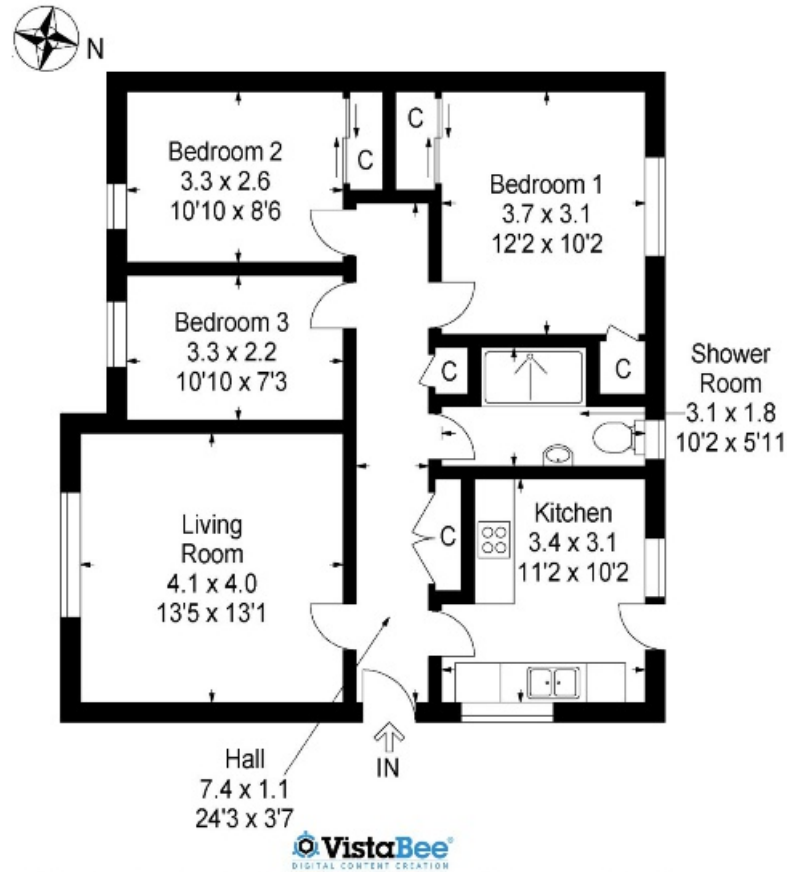
COUNCIL TAX BAND: E

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



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.



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)

© VistaBee 2024

Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove  s1homes.com

