



# 20 Moray Drive, Linlithgow

Fixed Price £235,000



# 20 Moray Drive

Linlithgow, Linlithgow

Semi Detached Villa with 3 Double Bedrooms

Council Tax band: C

Tenure: Freehold

- Semi Detached Villa
- Three Double Bedrooms
- Ample Parking to Rear
- Close to Linlithgow Academy
- Linlithgow Primary School catchment
- Ideal cul-de-sac location
- Gas Central Heating with a Combi Boiler
- Ample Storage





### **Porch**

Access through UPVC door with opaque double glazed insets. Ideal room currently used as an office. Porthole window. Solid oak flooring through porch, hall and lounge. Radiator. Glazed door to hall.

### **Hall**

Doors to kitchen/dining room, lounge, porch, downstairs WC and two cupboards, one currently housing fridge/freezer. Fitted carpeting through staircase, landing and bedrooms.

### **Lounge**

17' 1" x 11' 10" (5.21m x 3.61m)

Spacious sitting room with front facing window with an open outlook. Radiator.

### **Fitted Kitchen/Dining Room**

17' 1" x 8' 8" (5.21m x 2.64m)

Fitted with base and wall mounted units, 5 burner gas hob, electric fan assisted oven, extractor hood, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Two rear facing windows. Ample room for table and chairs. Radiator.

### **Downstairs WC**

Fitted with dual flush WC and small wash and basin with mixer tap. Freshly decorated, UPVC ceiling and panel behind WC. Opaque double glazed window.

### **Upper Landing**

Doors to bedrooms, bathroom and cupboard. Hatch to insulated loft.

### **Bedroom One**

14' 9" x 8' 11" (4.50m x 2.72m)

Spacious double bedroom with front facing window. Radiator.

### **Bedroom Two**

8' 10" x 8' 9" (2.69m x 2.67m)

Another double bedroom with front facing window. Overstair storage cupboard. Radiator.



## GARDEN

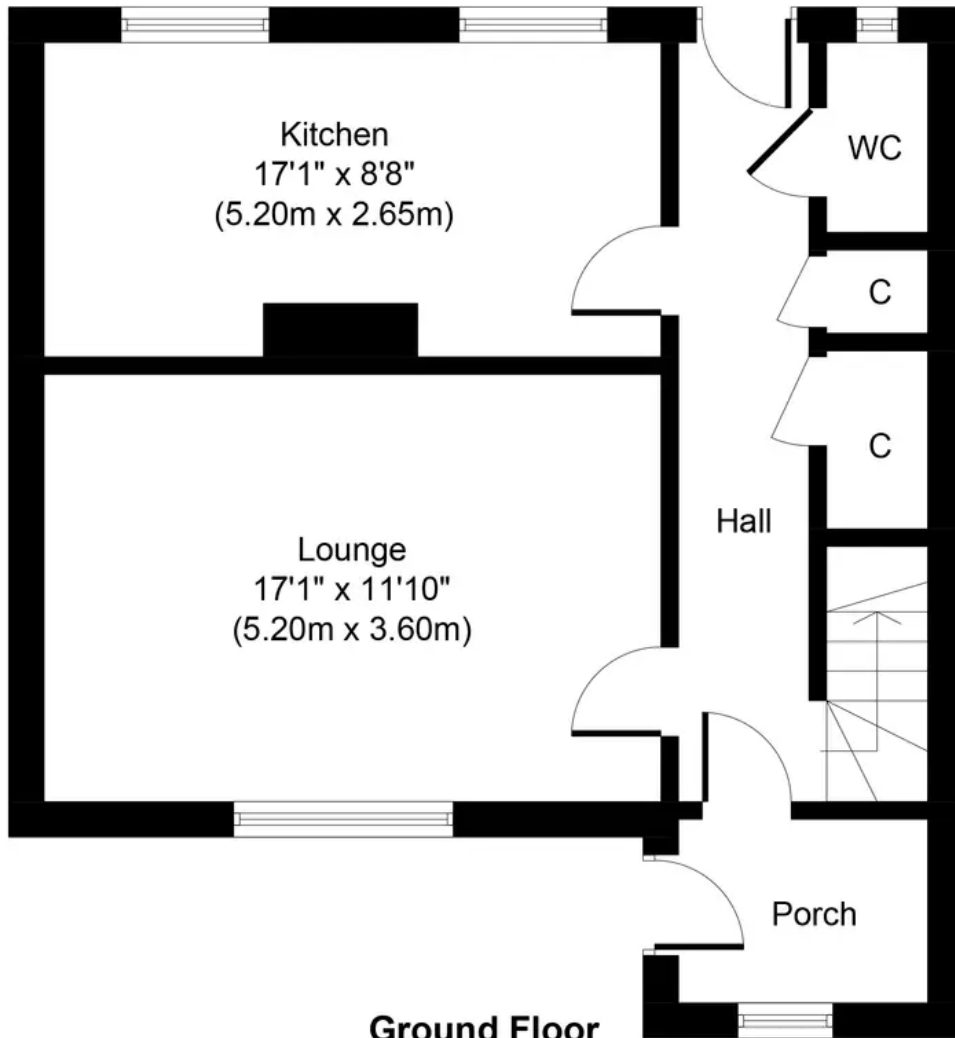
Fully enclosed gardens to front, side and rear, mainly laid to grass. Suntrap patio.

## OFF ROAD

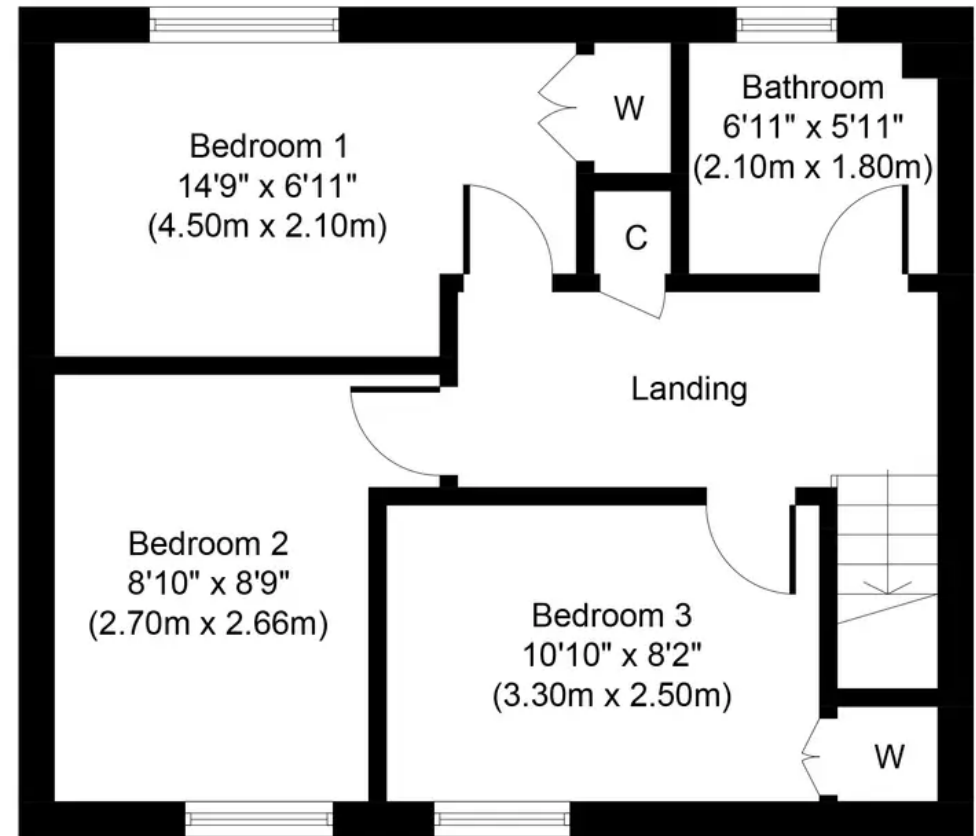
2 Parking Spaces

Ample adjacent parking to the rear.





**Ground Floor**  
**Approximate Floor Area**  
**541 Sq. ft.**  
**(50.2 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**505 Sq. ft.**  
**(46.9 Sq. m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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