



92 Avon Drive, Linlithgow Bridge

Offers Over £145,000



RE/MAX
Estate



92 Avon Drive

Linlithgow Bridge, Linlithgow

Carol Lawton and Re/max Estates Linlithgow - Delighted to bring to the market, this charming 2-bedroom home featuring a spacious lounge, well-equipped kitchen and a contemporary bathroom. The property includes a versatile office space that can be adapted to suit your needs.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Bedroom 1

14' 0" x 7' 10" (4.26m x 2.40m)

Bedroom 1, offers a pleasant front view and features comfortable carpeted flooring. This generously sized double room includes a radiator and provides plenty of space for free-standing furniture, making it an ideal retreat.

Bathroom

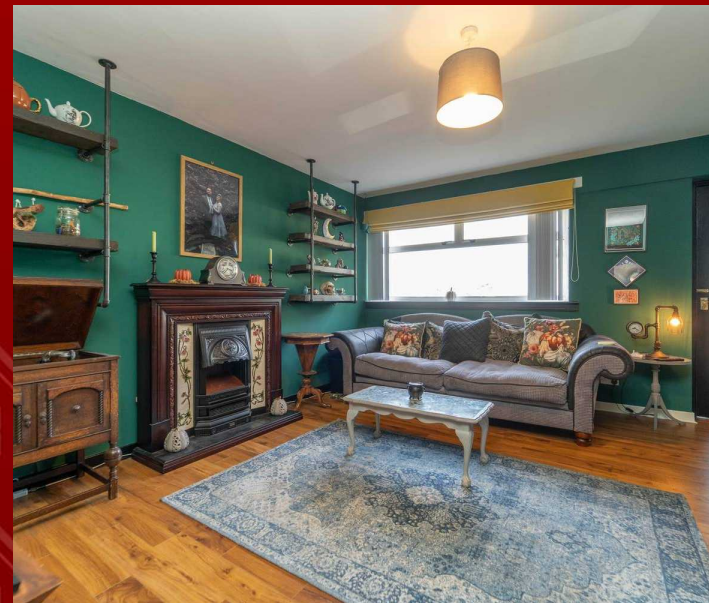
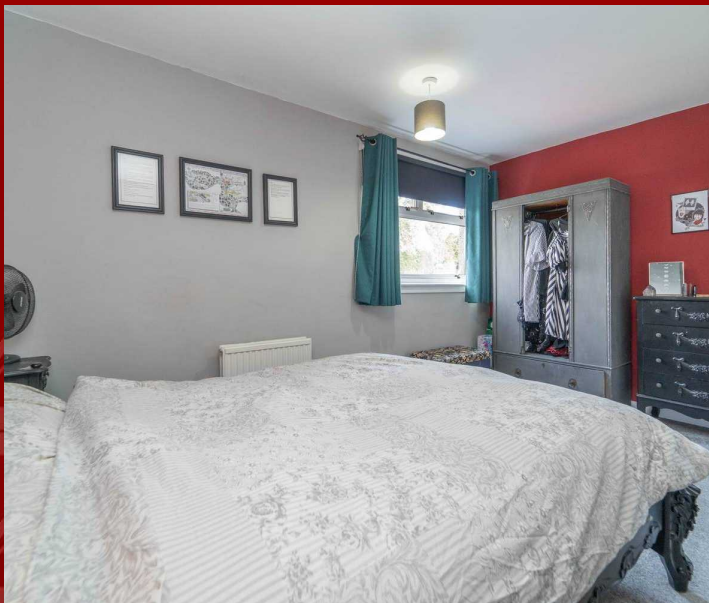
5' 7" x 3' 8" (1.71m x 1.13m)

The bathroom is well-lit with a skylight ceiling and features easy-to-maintain vinyl flooring. A heated towel rail adds comfort, while a decorative shelf provides extra storage. The space is well-sized and includes wet wall panels for easy cleaning. The bathroom is equipped with a bath, an electric shower with a glass screen, and a sink, tap, and WC for convenience.

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.98m)

Bedroom 2, currently used as an office, offers a peaceful rear view and features carpeted flooring. This double room includes a radiator and ample storage with triple wardrobes, making it versatile for use as a bedroom or workspace.





Vestibule

4' 11" x 4' 7" (1.49m x 1.39m)

The vestibule features a durable PVC door with a half-window, allowing natural light to enter. It has laminate flooring and provides a practical space for storing coats and shoes. The vestibule leads directly into the lounge, offering a welcoming entrance to the home.

Lounge

15' 1" x 13' 11" (4.60m x 4.25m)

Spacious lounge featuring large windows that allow plenty of natural light, complemented by laminate flooring. The room includes a radiator, central light fitting, and a convenient under-stair storage cupboard. Access is through the vestibule, and the lounge offers ample space for various layouts.

Kitchen

10' 2" x 7' 2" (3.10m x 2.18m)

The kitchen is equipped with a gas cooker, fridge freezer, and tumble dryer, with additional space for a washing machine. Ample storage cupboards provide plenty of space for all your kitchen essentials, while splashback tiles add a practical and stylish touch. The room features a vinyl floor and offers a pleasant rear view.

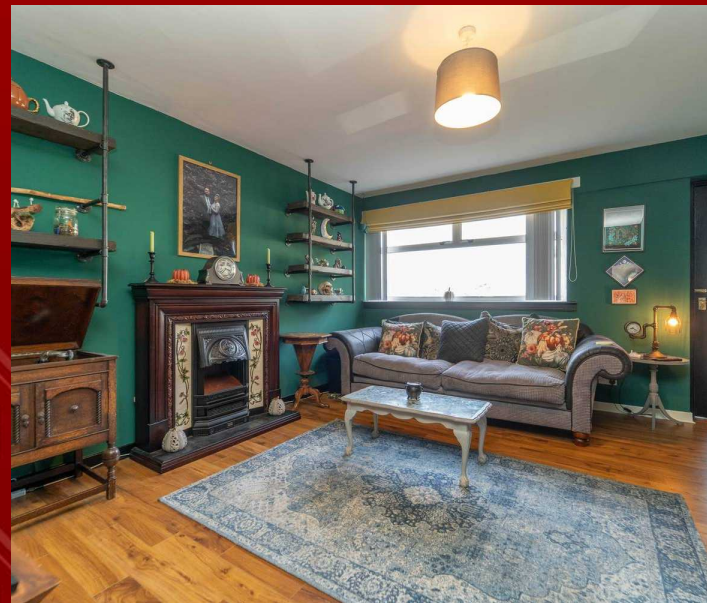
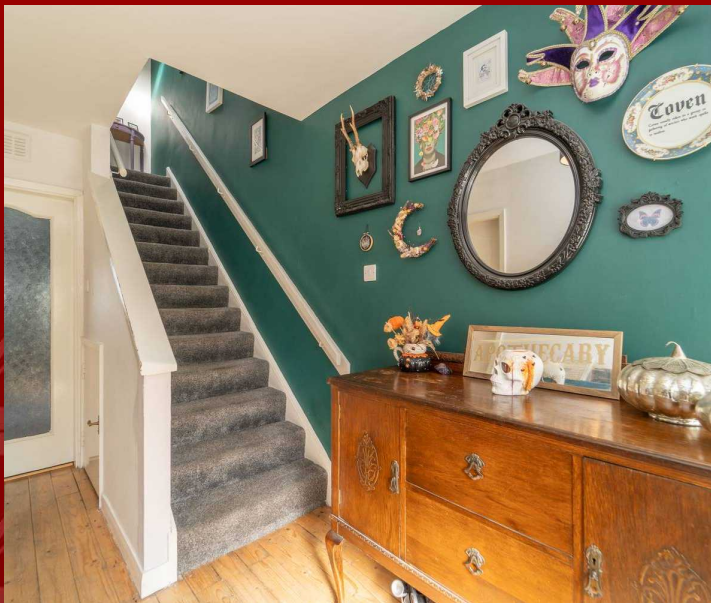
Hall

12' 10" x 6' 2" (3.92m x 1.88m)

The hallway boasts real wood flooring and offers a rear view through a glazed door that leads to the garden. It includes a spacious storage cupboard, providing ample room for household items. The hall also offers convenient access to the upper level, as well as the lounge and kitchen.

Landing

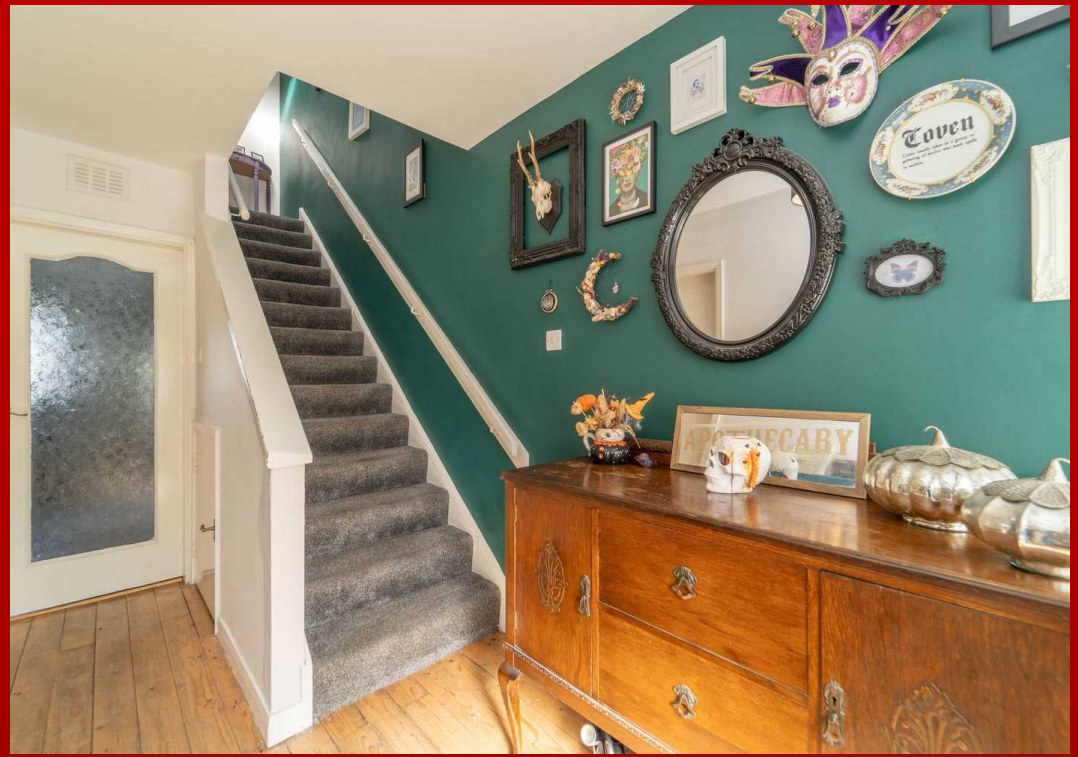
The upper landing is carpeted for added comfort and is brightened by natural light from a skylight. It provides access to all bedrooms and the bathroom, along with two spacious storage cupboards for additional convenience.



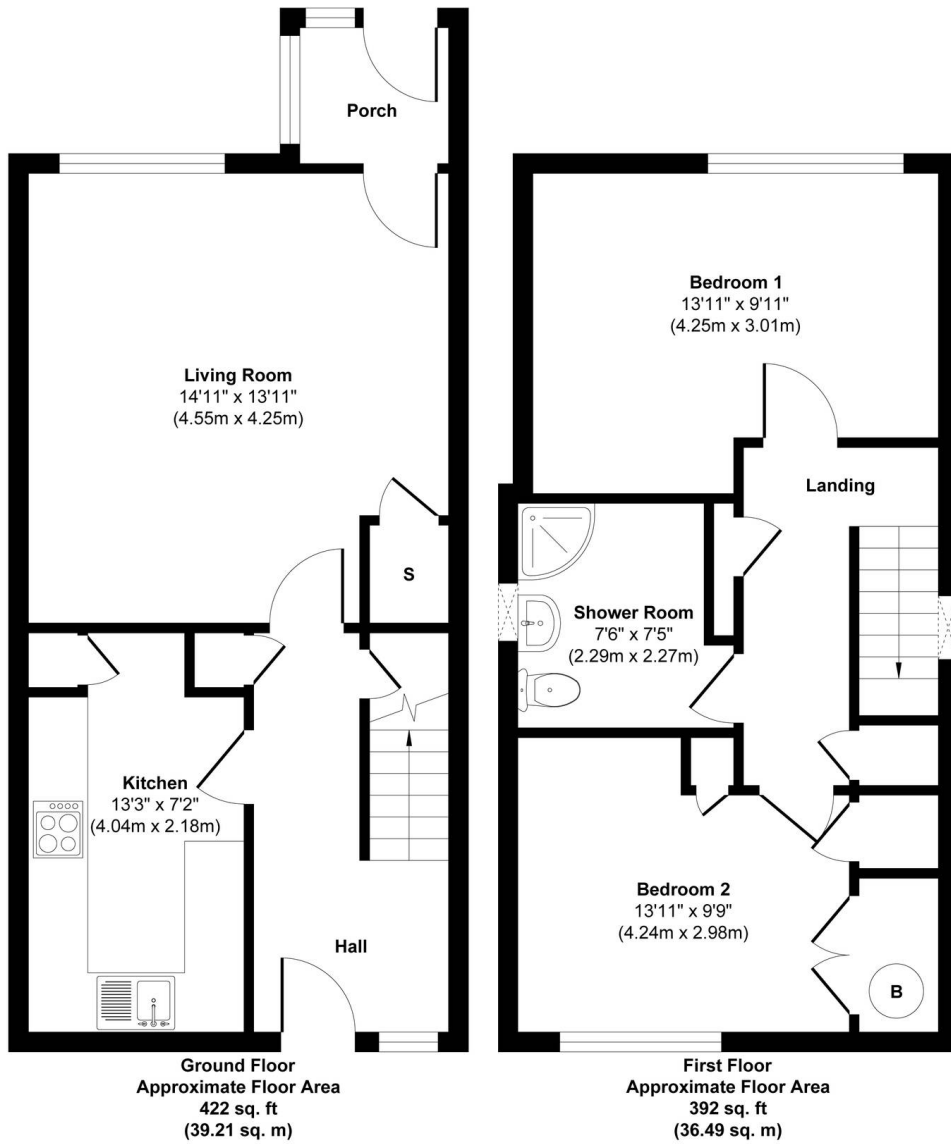


REAR GARDEN

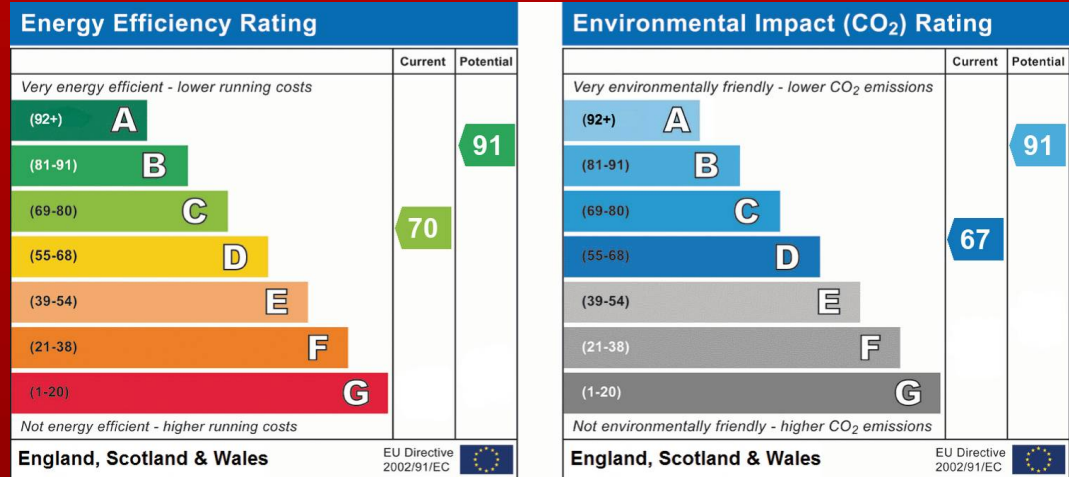
The rear garden includes a staircase leading to a second-level garden area. The lower level features a monoblock surface for easy maintenance, with a spacious chipped area and a practical shed. The garden is enclosed by a wrought iron gate for added security.



7 Ravenscroft Street



Approx. Gross Internal Floor Area 814 sq. ft / 75.70 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property





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