



52 Sheriffs Park, Linlithgow

Offers Over £368,000



**RE/MAX**  
Estate





## 52 Sheriffs Park

Linlithgow, Linlithgow

Chloe Mason and RE/MAX Estates - Linlithgow are delighted to bring to the market this inviting 4 bedroom detached home, offering a blend of modern comfort and practical design.  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Entrance Vestibule

Step into the bright and airy entrance vestibule, which offers convenient access to the guest WC. This welcoming space seamlessly connects to the main living areas, creating an inviting atmosphere filled with natural light. It's the perfect introduction to the comfort and charm of the home.

### Guest WC

Conveniently located in the entrance vestibule, this guest WC features a white WC and sink, complemented by a window for natural light and ventilation.

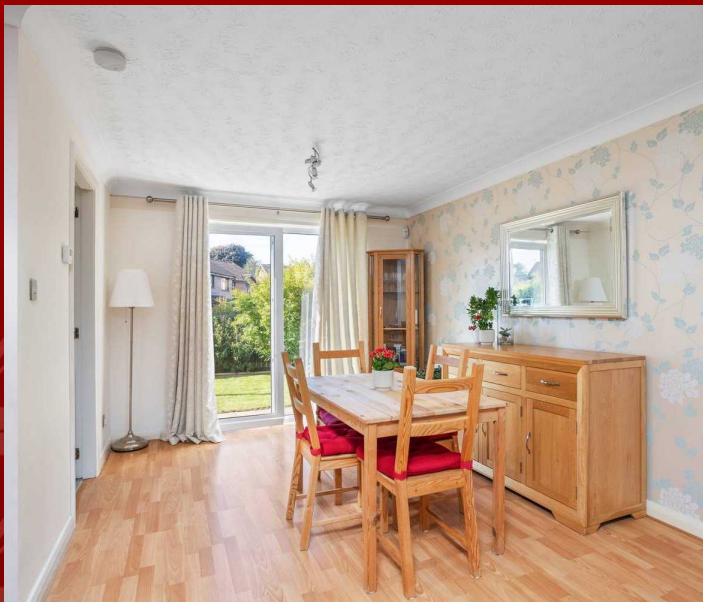
### Lounge Diner

This inviting open-plan lounge diner, conveniently located next to the kitchen, features stylish laminate flooring and French patio doors that open to a southwest-facing garden. A large front-facing window, newly installed in June 2023, floods the room with natural light. The generous layout accommodates both dining and lounging areas, while access to the upper level stairs adds to the space's practicality. Perfect for both relaxing and entertaining, this well-designed area offers comfort and style.

### Kitchen

12' 2" x 7' 7" (3.70m x 2.30m)

This sleek, contemporary kitchen offers easy access to the lounge dining area and utility room. From the sink, you can enjoy pleasant views of the rear garden. The kitchen is well-equipped with a gas hob, extractor hood, built-in oven, dishwasher and fridge freezer. It also boasts ample storage with both wall and base units, ensuring plenty of space for all your kitchen essentials. Combining practicality with modern style, this kitchen is perfect for both everyday living and entertaining.







### Utility Room

Located just off the kitchen, this practical utility room offers convenient access to the garden grounds. It houses the boiler and washing machine and provides additional storage space, enhancing the functionality of your home.

### Office/Bedroom 4

18' 8" x 7' 9" (5.69m x 2.36m)

This versatile space, converted from a garage in 2017, is currently utilized as a home office. It features modern spotlighting, neutral decor, and a front-facing window that enhances the room's bright and airy feel. Ideal for use as a bedroom, office, or additional living area, this flexible room provides both functionality and style.

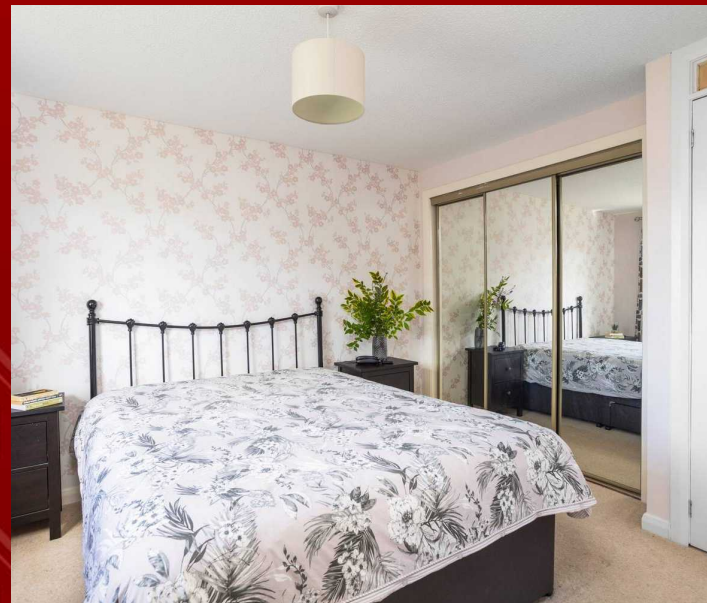
### Upper Landing

The upper landing features a carpeted staircase and a window offering side views. It provides access to three generous bedrooms and a family bathroom. Additionally, it includes access to a partially floored loft space, ideal for extra storage.

### Master Bedroom

10' 10" x 9' 10" (3.30m x 3.00m)

This spacious master bedroom boasts neutral decor and features sliding mirror wardrobes for added convenience and style. It offers rear-facing views of the grounds and includes a private en suite. With ample floor space, there's plenty of room for additional bedroom furniture, creating a comfortable and functional retreat.







### **En-Suite**

7' 7" x 5' 3" (2.30m x 1.60m)

Situated within the master bedroom, this en suite features an electric shower in a stylish enclosure, a WC, and a sink with a vanity unit for convenient storage. The space is complemented by tiled flooring for a modern touch, a rear-facing window for natural light and ventilation, and a heated towel rail radiator for added comfort.

### **Bedroom 2**

10' 10" x 9' 2" (3.30m x 2.80m)

This double bedroom features carpeted flooring and neutral decor, creating a versatile space. It includes sliding mirror wardrobes and ample sockets for convenience. With plenty of room for additional furnishings, this bedroom offers both comfort and functionality.

### **Family Bathroom**

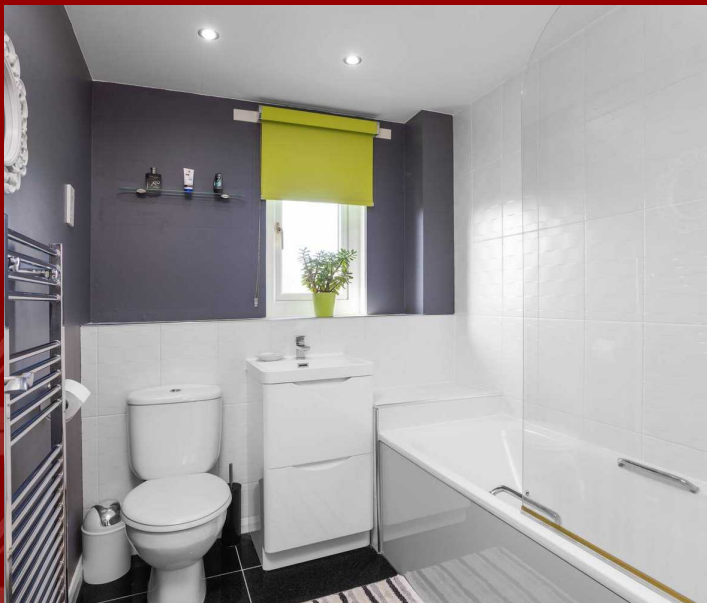
7' 10" x 6' 3" (2.40m x 1.90m)

This freshly painted family bathroom is partially tiled and designed for both style and practicality. It features a spacious mains shower over bath, wash basin with vanity unit, and a WC. The bathroom efficiently accommodates all upper bedrooms.

### **Bedroom 3**

9' 2" x 8' 10" (2.80m x 2.70m)

Located at the front of the home, this bedroom offers views over the front grounds. It features carpeted flooring, double sliding door mirrored wardrobes and provides ample space for furnishings, making it a versatile and comfortable room.







## REAR GARDEN

The rear garden is a sun trap, benefiting from a south-west facing orientation that ensures it enjoys all-day sunshine and beautiful evening light. It features a laid lawn, a paved patio, and a dedicated seating area, ideal for outdoor relaxation and entertaining. The garden is also private, thanks to large trees and shrubs, and includes a side path for bin storage and a padlock gate for added security and privacy.

## FRONT GARDEN

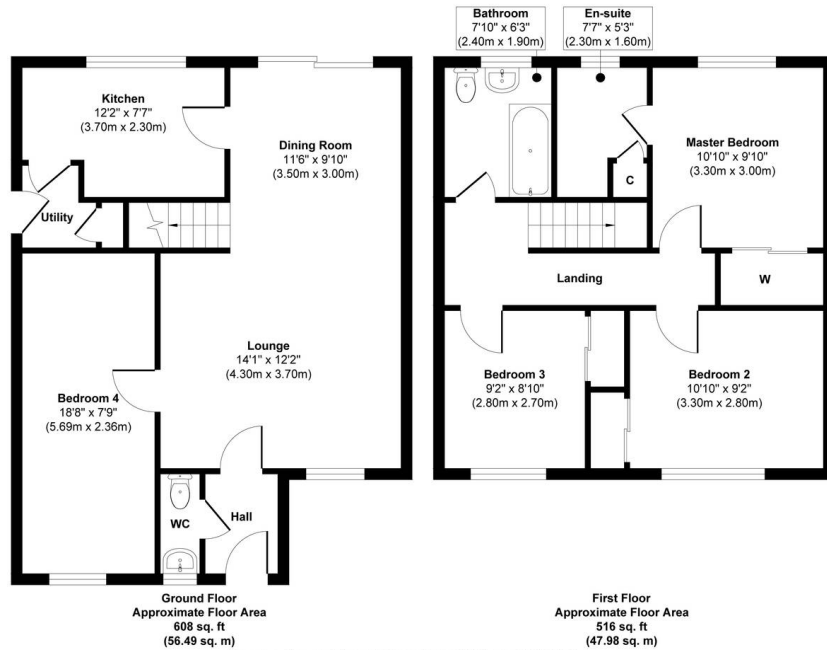
The front garden features a monoblock driveway that provides ample parking space for several cars. It offers convenient access to the side of the home and the rear garden. Situated in a great plot position, this area combines functionality with a welcoming appearance.







52 Sheriffs Park, Linlithgow, EH49 7SS



Approx. Gross Internal Floor Area 1091 sq. ft / 101.44 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property





## Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

07759445844

[cmason@remax-scotland.net](mailto:cmason@remax-scotland.net)

<https://www.remax-scotland.net>



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