



1 Strawberry Bank, Linlithgow

Offers Over £420,000



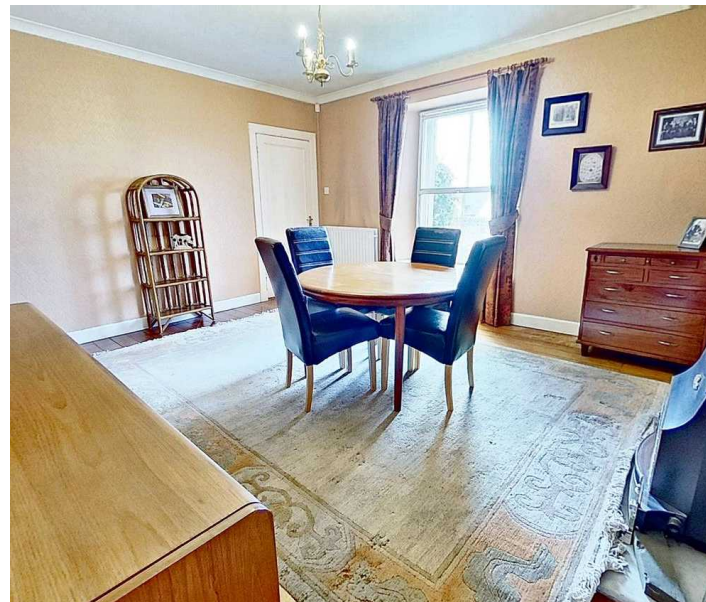
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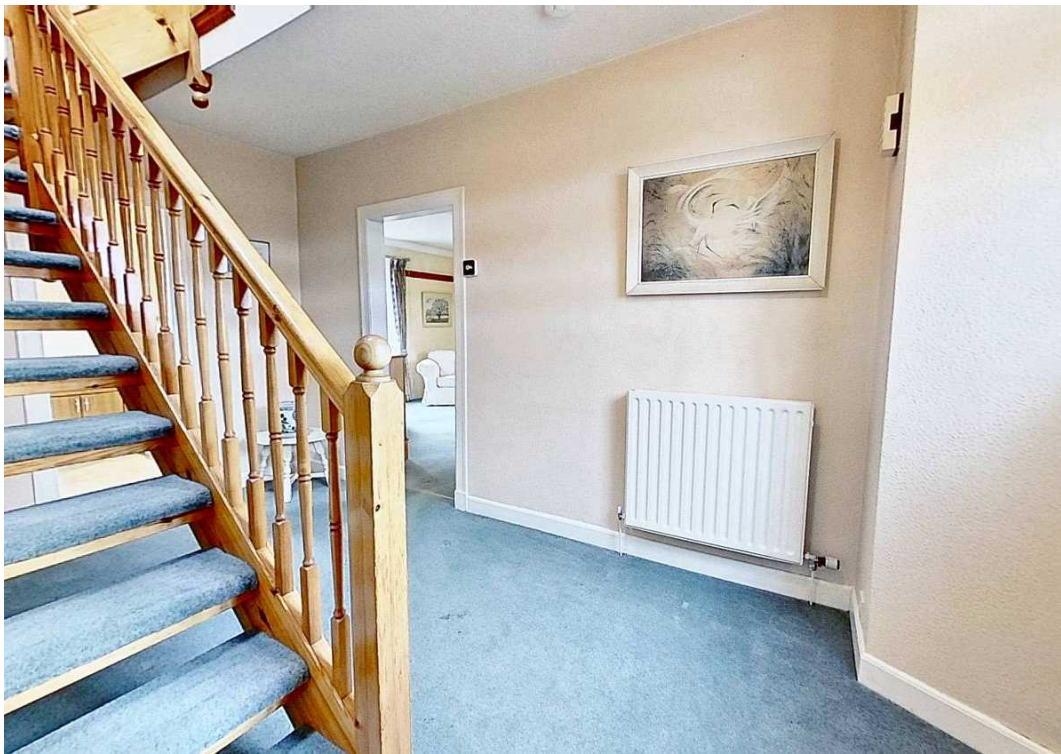
Linlithgow, Linlithgow

Council Tax band: E

Tenure: Freehold

- Ebenezer Cottage
- Victorian
- Spacious versatile accommodation
- In need of cosmetic upgrading
- Three garages and monobloc parking for three cars
- Recently installed combi gas central heating boiler
- Shower rooms upstairs and downstairs (recently upgraded with walk-in shower)
- Views to St. Michael's Church
- Mature south facing terraced gardens to rear
- Close to town centre and railway station





Hall

14' 2" x 8' 5" (4.31m x 2.56m)

Access through timber door with glazed bullions. Doors to lounge/dining room, family room and downstairs shower room. Radiator. Fitted carpeting through hall, staircase, upper landing and bedrooms.

Lounge/Dining

20' 1" x 14' 7" (6.11m x 4.45m)

Exceptionally spacious with front and rear facing windows. Feature fire surround with marble inset and hearth, and Living Flame gas fire. Two radiators.

Family Room

14' 2" x 12' 9" (4.33m x 3.89m)

Versatile room situated next to the kitchen/breakfast room ideal for a variety of uses for the family. Front facing window with window seat and offering views of St. Michael's Church. Fire surround with marble inset and hearth and gas fire. Hardwood flooring, radiator.

Fitted Kitchen/Breakfast Room

18' 4" x 15' 4" (5.60m x 4.68m)

Another spacious room fitted with an abundance of quality base and wall mounted units, wall mounted double oven, ceramic hob, and complementary worktops. The tall fridge and freezer, washing machine, tumble drier and dishwasher are included in the sale but are not warranted. Glazed door to rear patio. Side facing window. Radiator, sky light.

Shower Room

8' 3" x 6' 10" (2.51m x 2.09m)

Modern fitments including double walk-in wall clad shower cubicle with mains shower, wash hand basin with mixer tap and low flush WC built into vanity unit. Tiled to dado height including sill. Opaque glazed window. Chrome vertical radiator.

Upper Landing

Doors to bedrooms, shower room and cupboard housing electric switchgear and hanging rail. Radiator.



GARDEN

Extensive mature terraced garden to rear plus suntrap patio areas. Easily maintained front garden.

GARAGE

Triple Garage

Three garages with power and light.

DRIVEWAY

3 Parking Spaces

Monobloc parking for three cars.





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