

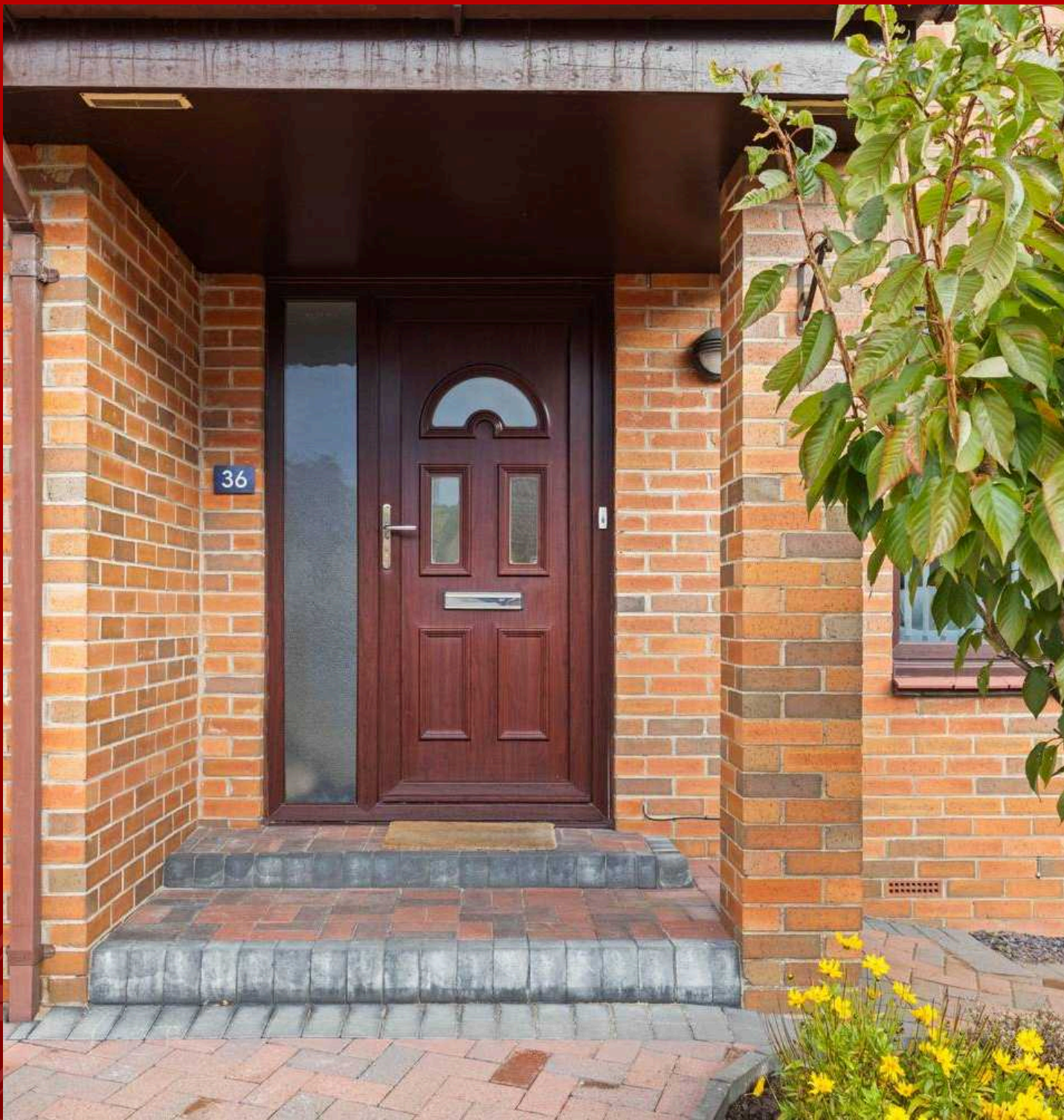


36 Sheriffs Park, Linlithgow

Offers Over £449,995



RE/MAX
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36 Sheriffs Park

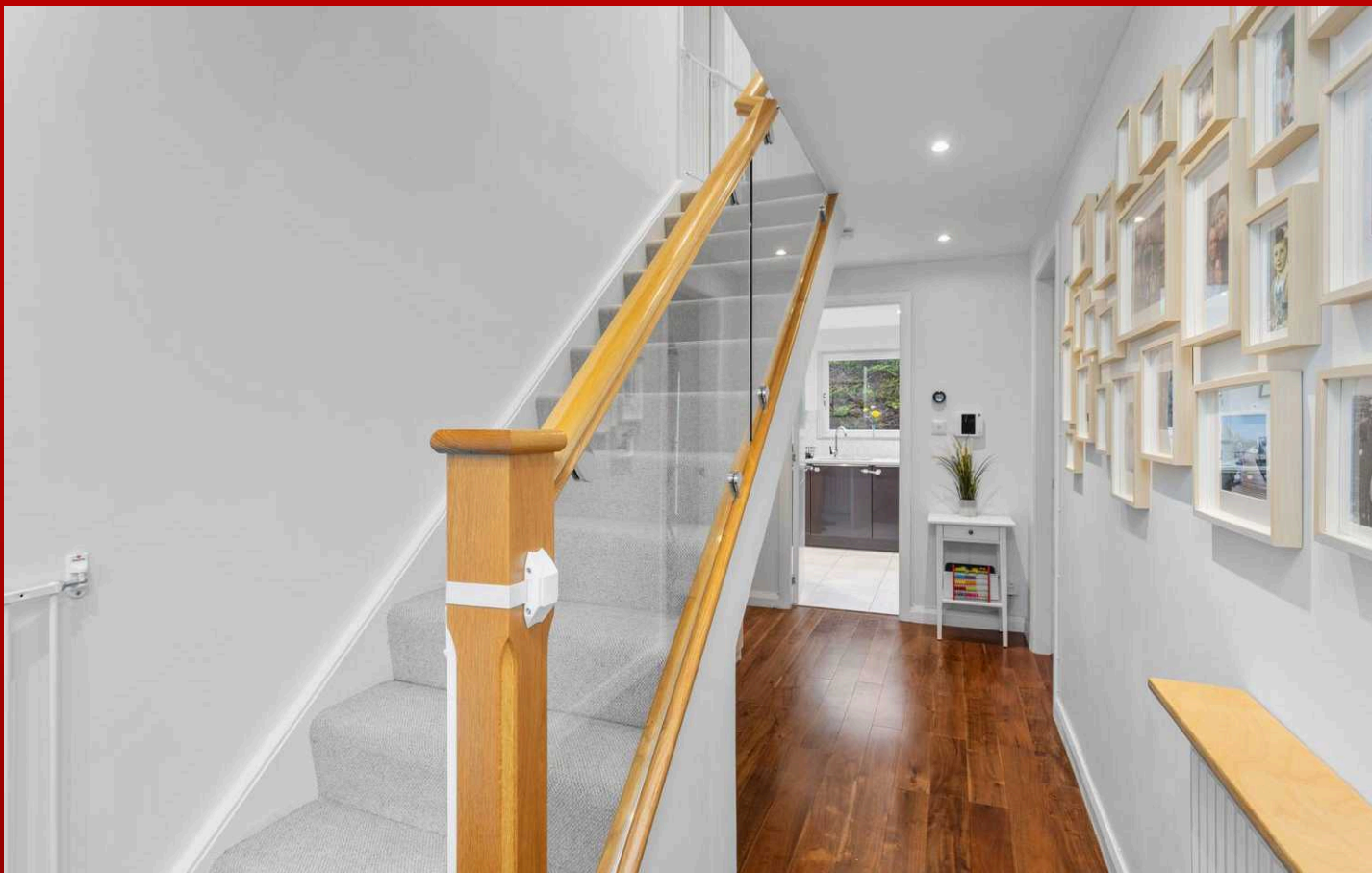
Linlithgow, Linlithgow

Chloe Mason with RE/MAX Estates Linlithgow is proud to present this stunning 4-bedroom detached home with integral garage to the market. Exuding elegance and sophistication, the residence features an expansive open-plan design that flows seamlessly throughout. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hallway

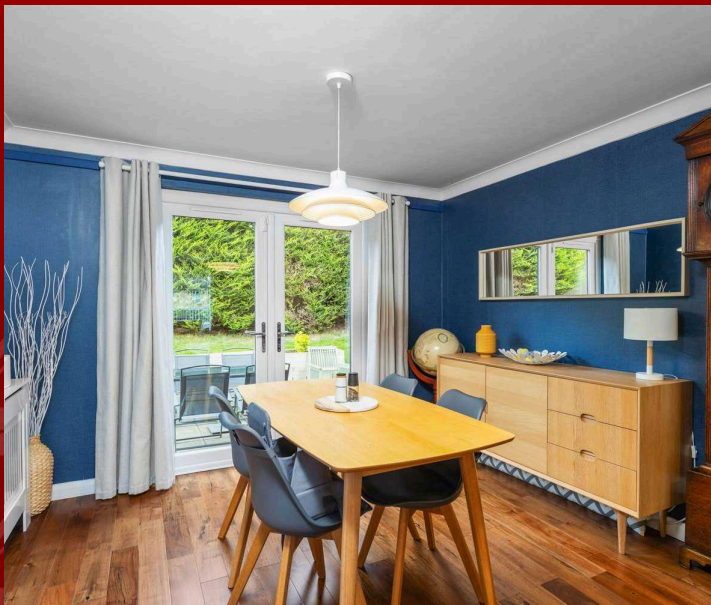
Step into a warm, welcoming entrance graced by dark oak flooring and a striking oak balustrade with sleek glass side panels. This stylish hallway boasts a contemporary, plush appeal and features a 4-door integrated storage system with adjustable shelving tucked neatly under the stairs. Flowing seamlessly into the lounge-diner and kitchen areas, it also provides easy access to the guest WC. With neutral decor throughout, this inviting space offers the perfect blank canvas to add your personal touch.

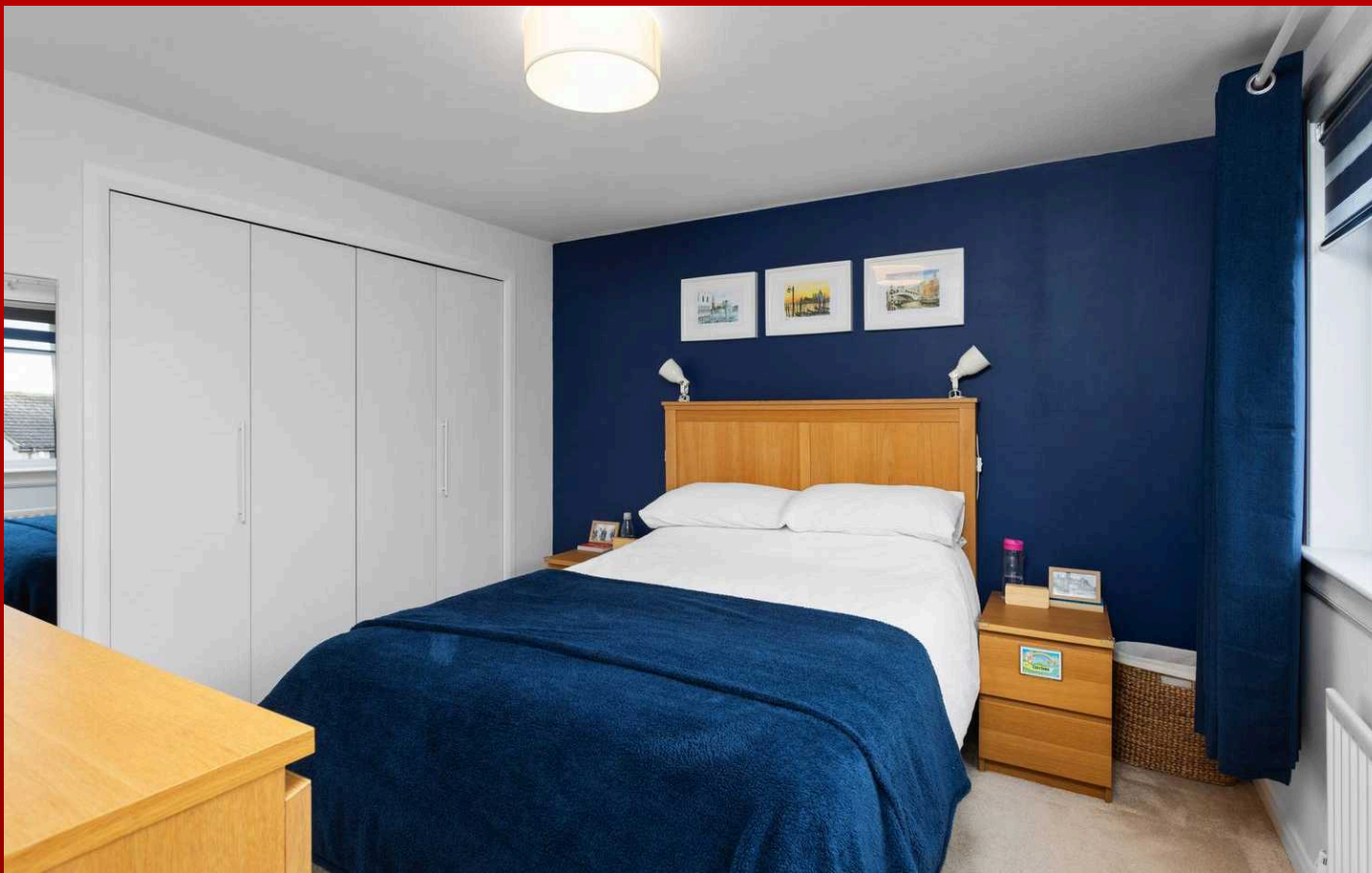
Lounge Diner

This spacious, open-plan lounge and dining area is designed for both relaxation and entertaining. Beautiful French patio doors open to the rear garden, creating a seamless indoor-outdoor flow, while a large front-facing window fills the space with natural light and offers views of the front grounds. Elegant decor adds a touch of sophistication, complemented by modern spotlighting. With ample room for comfortable seating and dining furniture, this stylish area sets the perfect scene for contemporary living.

Kitchen

This spacious, modern kitchen is beautifully designed with ample wall and base units for exceptional storage. The deep grey gloss cabinetry is perfectly contrasted by a sleek quartz worktop, while an oak breakfast bar provides a warm focal point, accommodating multiple bar stools for casual dining. High-end appliances include a Smeg oven and grill, five-burner gas hob, integrated dishwasher, fridge freezer, and Smeg extractor hood, with additional space for a washing machine and tumble dryer. Tiled flooring and spotlighting enhance the contemporary feel, and large windows overlooking the rear garden, bringing natural light into this elegant, functional space.





Guest WC

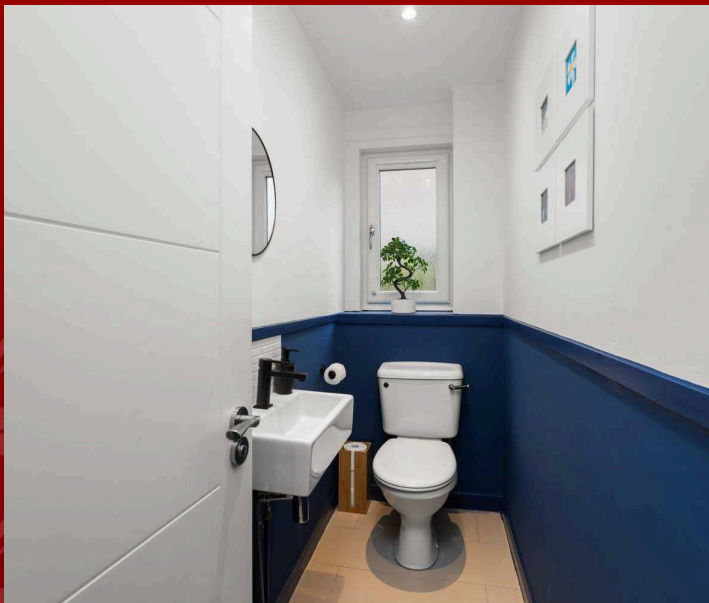
Conveniently located off the hallway, this stylish ground-floor WC offers easy access for guests. Featuring modern deep blue wall decor, it provides a striking contrast to the white WC and wash hand basin. The space is enhanced by spotlighting, while a glazed side window allows natural light, creating a bright yet private ambiance.

Upper Hallway

This spacious upper hallway features Berber hardwearing carpet flooring, and a beautiful oak and glass balustrade that adds a touch of elegance. It provides easy access to the family bathroom, four well-proportioned bedrooms, and large airing cupboard, creating a central, functional space with a warm and welcoming feel.

Master Bedroom

This inviting master bedroom offers soft carpeted flooring and a breathtaking, elevated view with the countryside in the distance. Positioned to capture a high vantage point, it creates a sense of openness and tranquility. The room features a radiator for comfort, ample fitted wardrobes for storage, and the added luxury of direct en-suite access, making it a serene and functional retreat.



Bedroom 2

This front-facing bedroom is beautifully decorated in neutral tones, creating a calm and inviting atmosphere. The carpeted flooring adds warmth, while a fitted double wardrobe with mirrored doors enhances both storage and light. With ample space for additional bedroom furniture, this room offers comfort and versatility.



Bathroom

Upgraded to the highest standard, this sleek and stylish bathroom serves all upper bedrooms with ease. It features a modern shower over a full-sized bath, a WC, and a contemporary sink, all with a premium finish. A frosted window to the rear of the home allows natural light while ensuring privacy, creating a bright yet serene space.

Bedroom 3

This spacious double bedroom, currently utilised as a nursery, offers beautiful views of the rear garden, creating a peaceful retreat. It features a large double fitted wardrobe with mirrored fronts, providing ample storage and a touch of elegance. The carpeted flooring and playful children's wallpaper adds a touch of fun.

Bedroom 4

Currently utilised as a functional office, this versatile room presents the opportunity to serve as a fourth bedroom. Featuring laminate flooring for easy maintenance, it offers lovely rear views and provides ample space for your choice of furnishings, making it an ideal spot for work or relaxation.



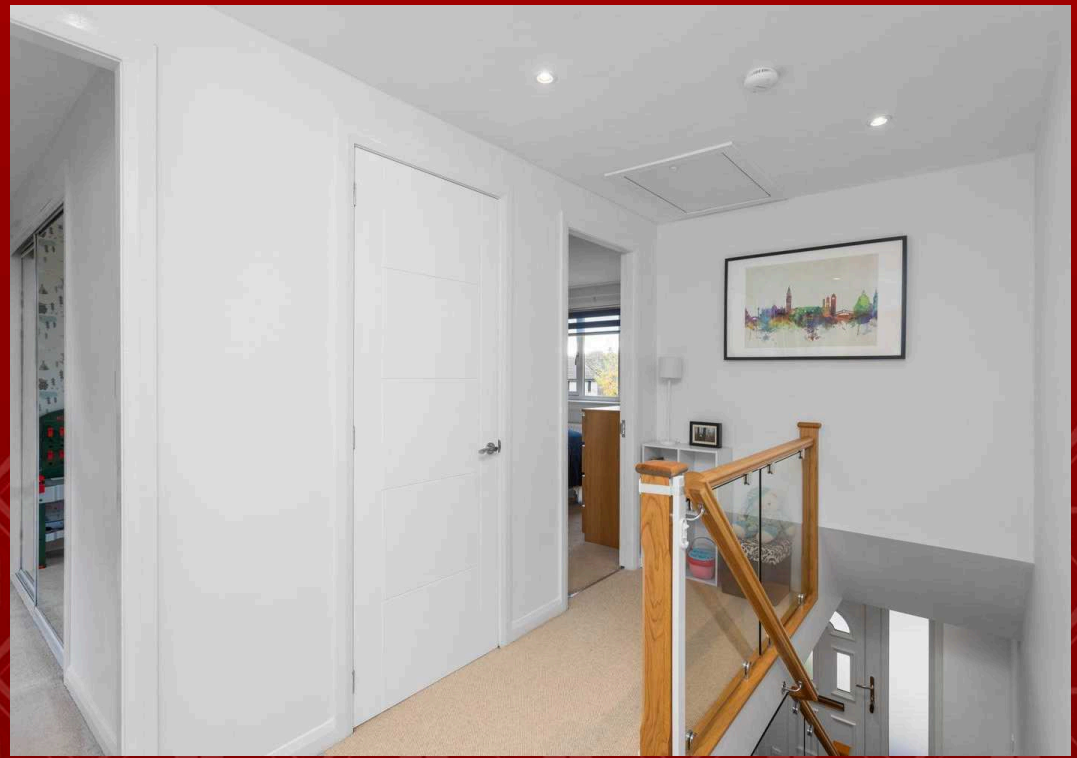
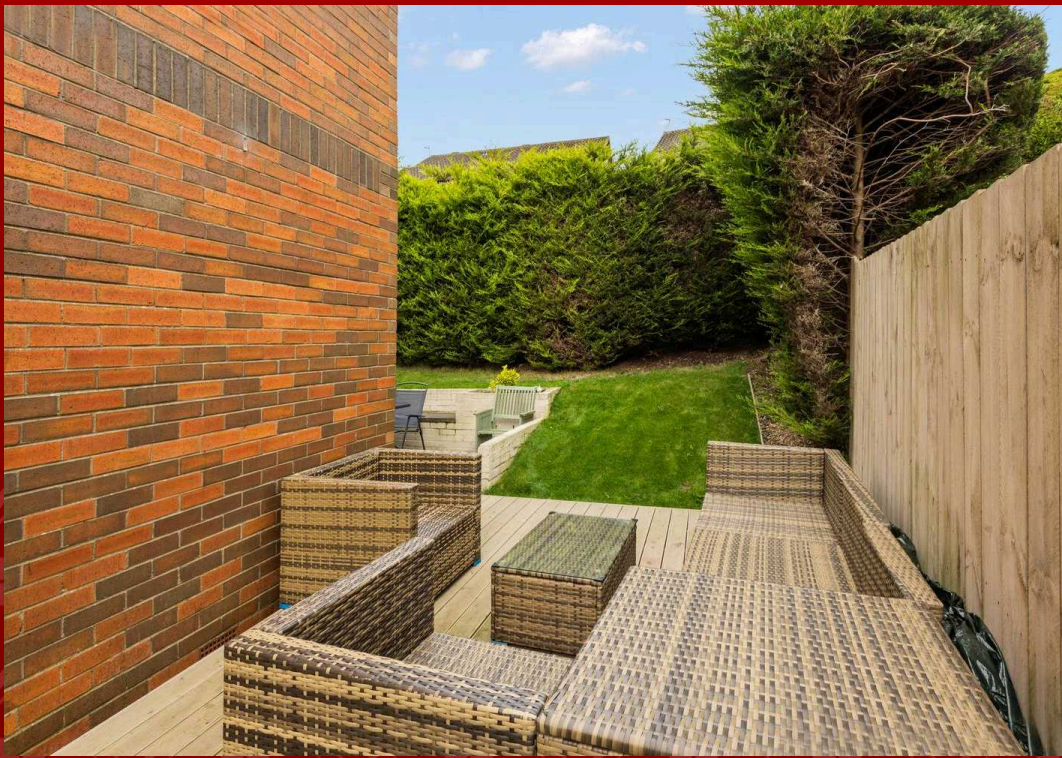
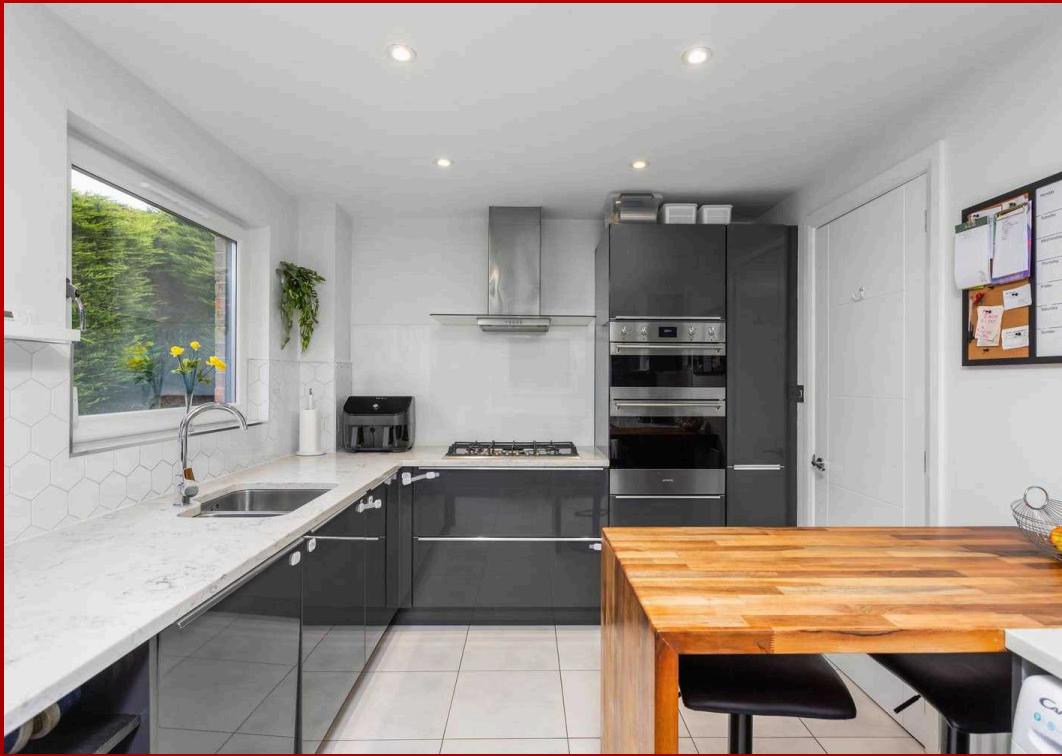


FRONT GARDEN

The expansive monoblock driveway enhances the grandeur of this impressive home. With its eye-catching presence, the property is beautifully complemented by a charming planter adorned with vibrant flowers and shrubs, creating an inviting entrance that showcases both elegance and warmth.

REAR GARDEN

Accessible via the rear doors or a side private gate, the rear garden is a delightful outdoor space. It features a lawn space, painted patio area and raised decking, ideal for hosting gatherings and entertaining. The rear hedge provide's a natural privacy screen, creating a serene and secluded atmosphere for relaxation and enjoyment.



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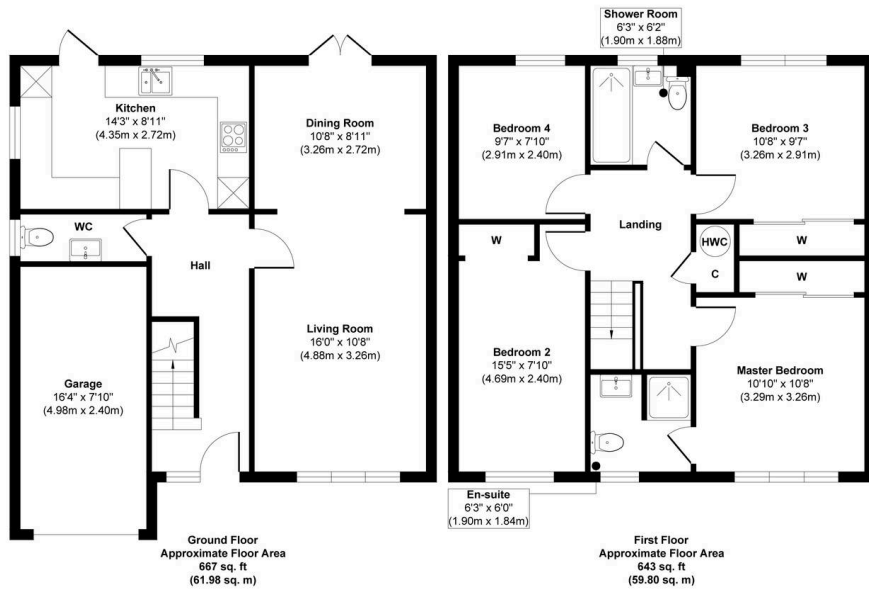
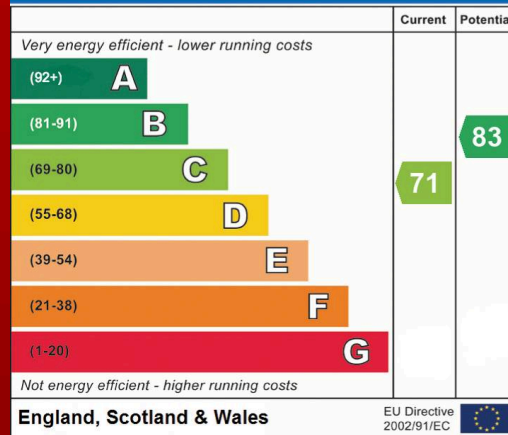


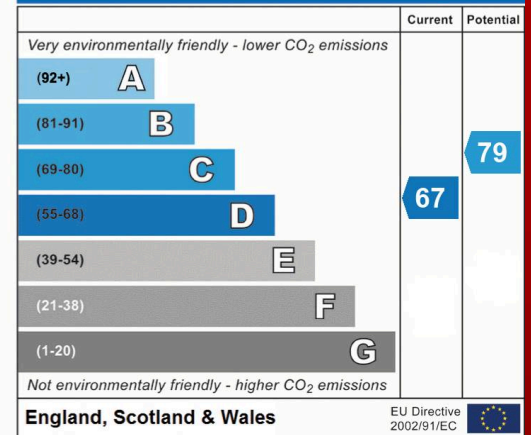
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Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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