



## 8 New Well Wynd, Linlithgow

In Excess of £145,000



**RE/MAX**  
Estate



## 8 New Well Wynd

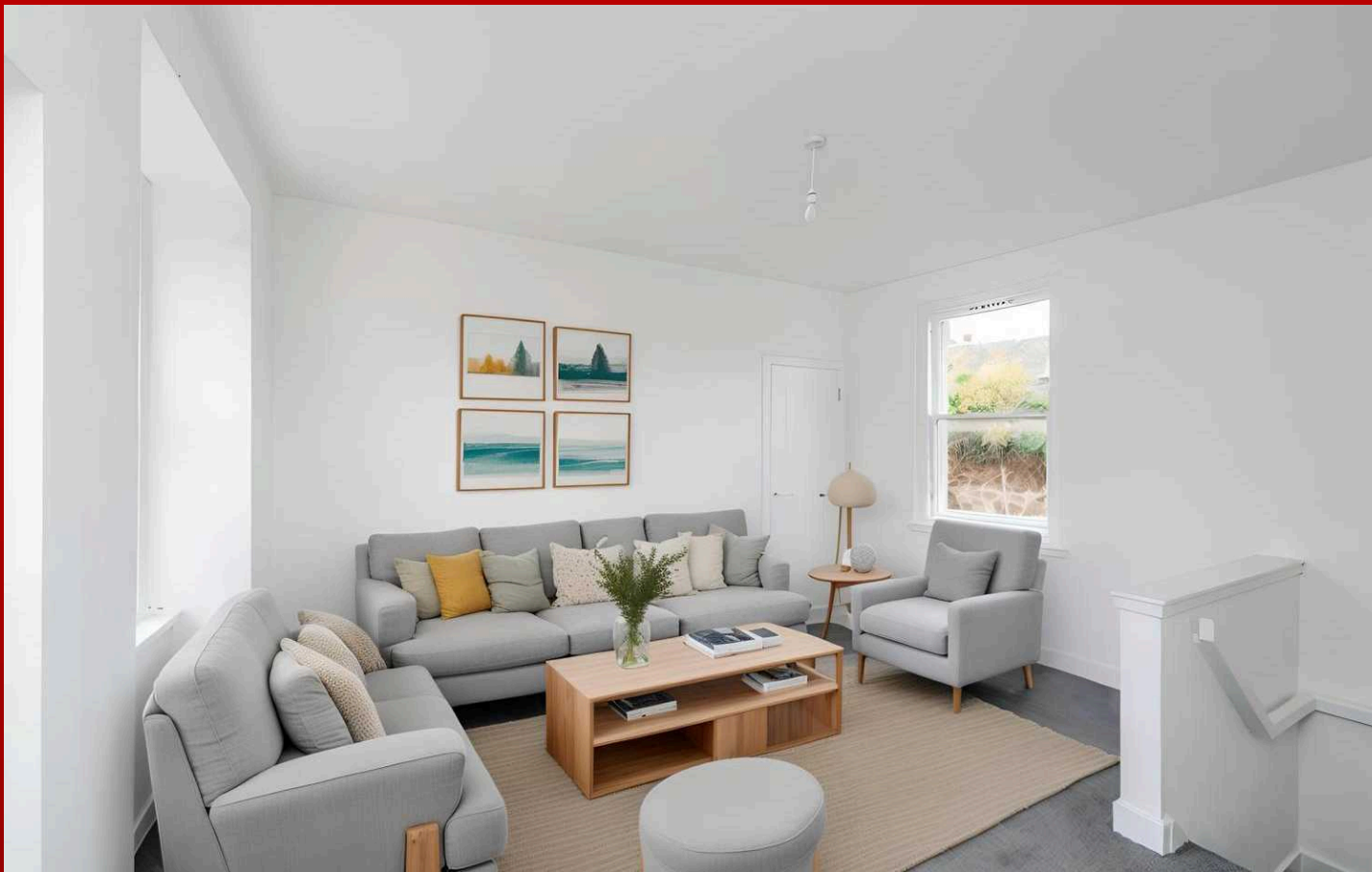
Linlithgow, Linlithgow

Carol Lawton and RE/MAX Estates Linlithgow presents this Beautifully refurbished 2-bed property with original features, modern kitchen & contemporary shower room. Convenient town centre location with access to amenities & transport links. Viewing recommended. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Lounge/Diner

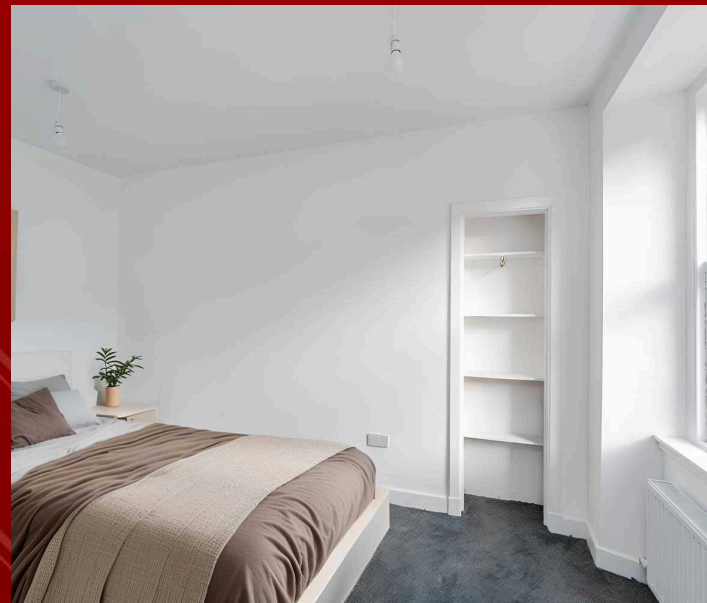
14' 8" x 11' 9" (4.46m x 3.59m)

This lounge offers a spacious open-plan feel, enhanced by an abundance of natural light streaming through both the front and rear windows. The room features new carpet flooring and fresh decor, giving it a modern and inviting atmosphere. It provides easy access to the kitchen-diner, making it ideal for entertaining or family gatherings. A central light fitting illuminates the large space, while a radiator ensures comfort. Additionally, the lounge includes a good-sized storage cupboard, adding to its practicality. This is a perfect space to create a cozy and stylish living area.

### Kitchen/diner

16' 3" x 8' 5" (4.96m x 2.57m)

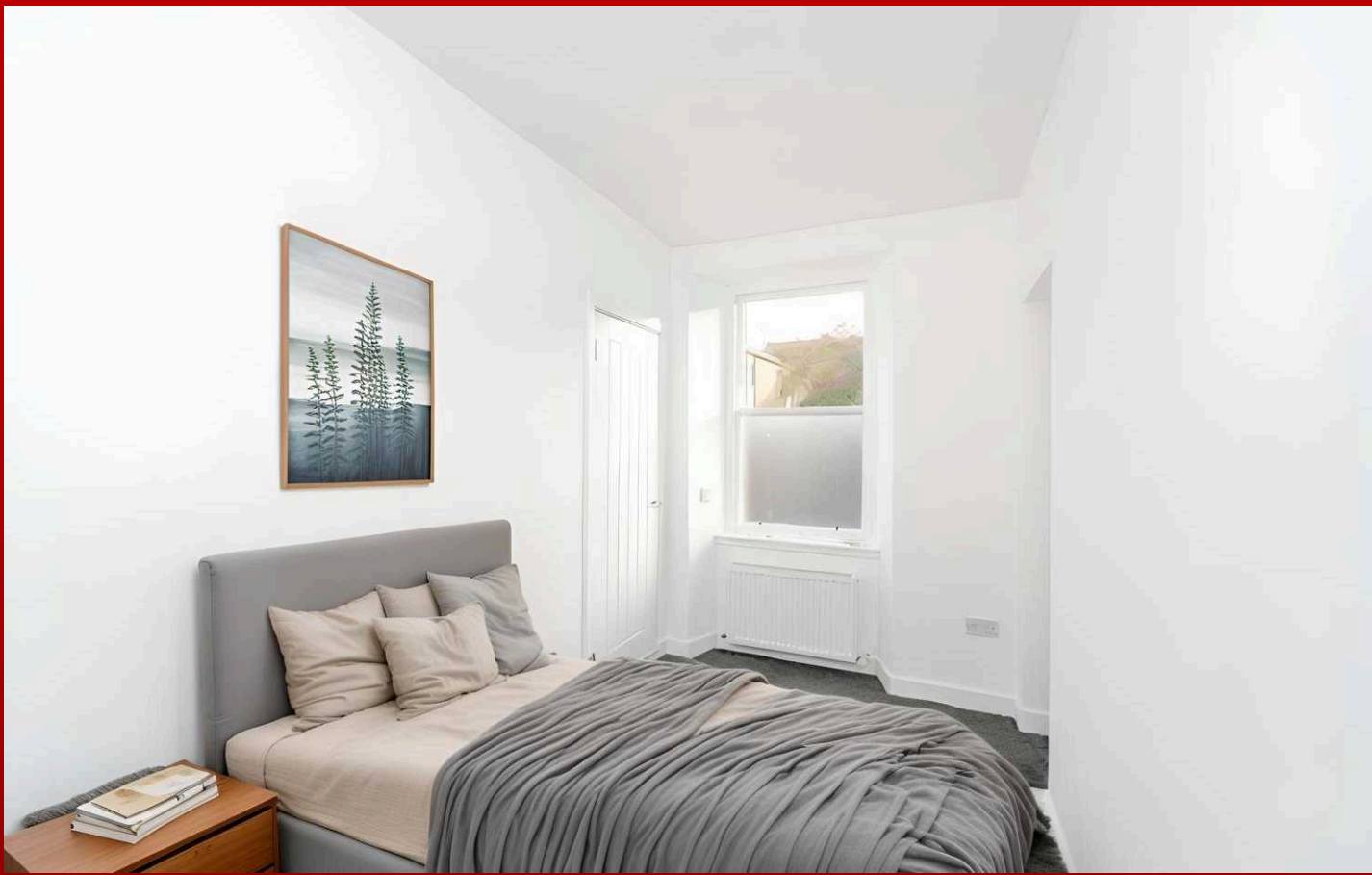
The kitchen is beautifully illuminated with bright ceiling spotlights, complementing the fresh, modern look. New vinyl flooring adds a sleek touch, while the high-gloss white units give the space a clean, contemporary feel. Equipped with new appliances, including an oven and hob, it also offers extra space for a fridge-freezer and a washing machine. A large window allows plenty of natural light to flood the room, enhancing the airy atmosphere. There's ample room for a table and chairs, making it a perfect space for both cooking and dining.



### Bedroom 1

13' 11" x 8' 5" (4.24m x 2.56m)

This spacious bedroom boasts ample natural light streaming in from a front-facing window, enhancing its fresh, modern décor. The newly installed carpet flooring adds a touch of comfort and warmth, while the room provides plenty of space for free-standing furniture, allowing for flexible design options. Despite the updates, the bedroom retains some of its original character features, blending charm with contemporary style. A radiator ensures warmth during cooler months, and a centrally placed light fitting completes the inviting atmosphere.



### **Bedroom 2**

13' 5" x 6' 5" (4.08m x 1.96m)

This well-sized bedroom features a front-facing window that fills the space with natural light. The newly laid carpet flooring adds warmth and comfort, while the central light fitting and radiator provide a cozy, well-lit environment. Ample built-in storage cupboards offer practical solutions for organizing belongings, keeping the room tidy and functional.

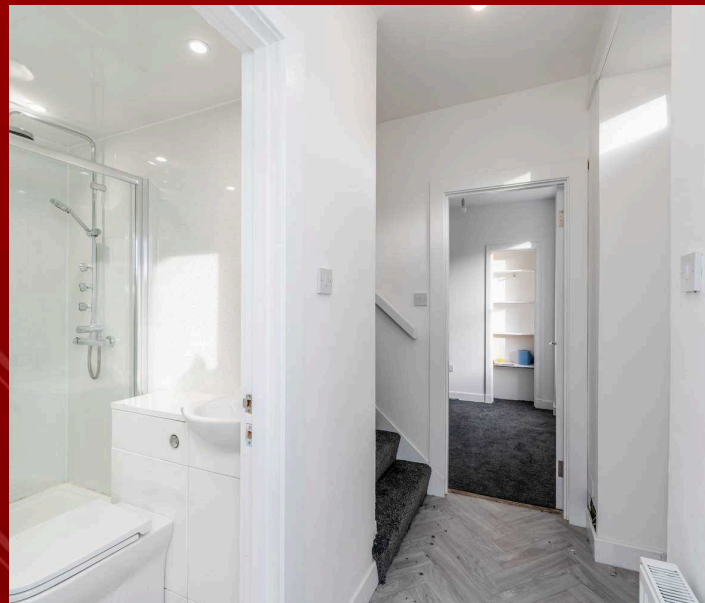
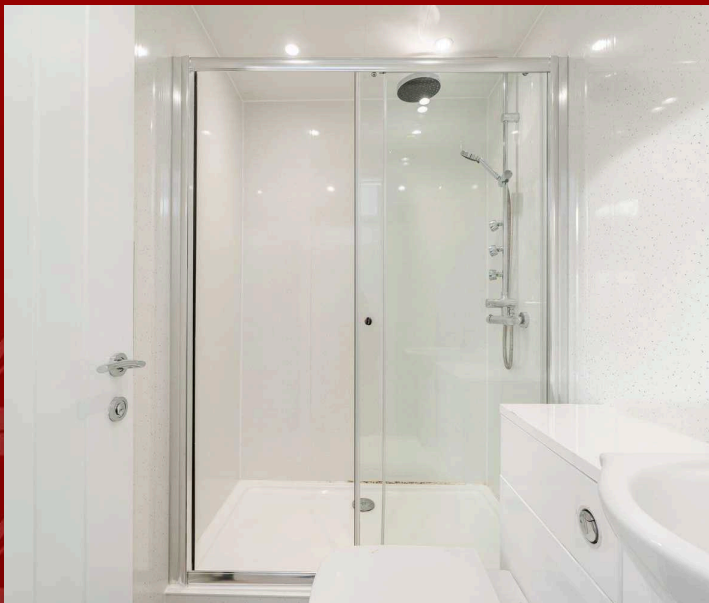
### **Shower Room**

6' 4" x 4' 7" (1.94m x 1.39m)

The shower room features a sleek, modern design with wet wall panels and vinyl flooring, creating a seamless and waterproof finish. Overhead, centro spotlights are recessed into the ceiling, providing bright and focused lighting that enhances the clean lines of the space. A stylish vanity sink and WC are positioned against one wall, offering both functionality and minimalistic appeal. The heated towel rail adds a touch of luxury, ensuring warm towels are always within reach. The room's contemporary aesthetic is complemented by practical elements, making it both visually appealing and highly functional.

### **Entrance Hall**

The hallway is a welcoming and lovely space, featuring new vinyl flooring that adds a modern touch. At the center, a stylish light fixture illuminates the area, creating a warm ambiance. A characterful double wooden door adds charm and provides access to the upper level. From this hallway, you can also reach two cozy bedrooms and a conveniently located shower room, making it both functional and inviting.





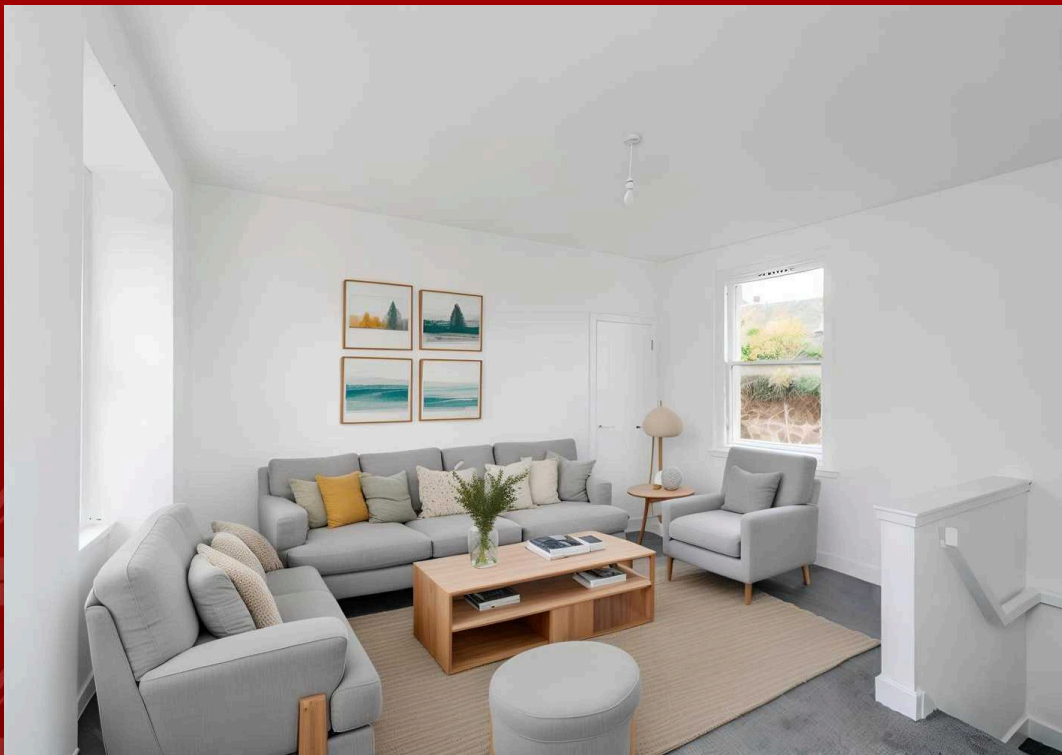
## GARDEN

No Garden

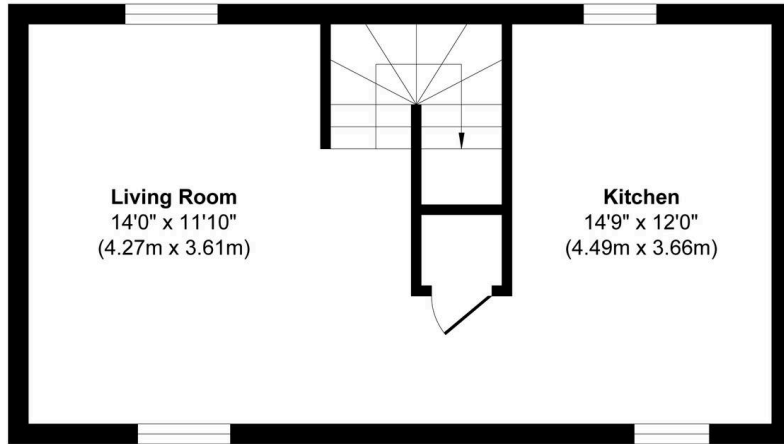
## ON STREET

1 Parking Space



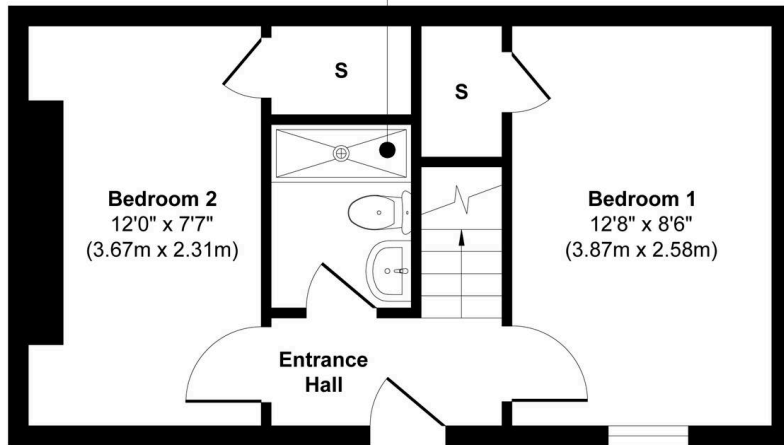


## 8 New Well Wynd, Linlithgow



**First Floor**  
**Approximate Floor Area**  
**315 sq. ft**  
**(29.29 sq. m)**

**Shower Room**  
 6'4" x 4'7"  
 (1.92m x 1.39m)



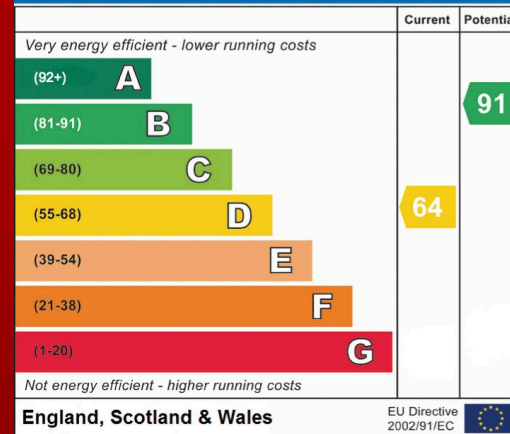
**Ground Floor**  
**Approximate Floor Area**  
**315 sq. ft**  
**(29.29 sq. m)**

**Approx. Gross Internal Floor Area 630 sq. ft / 58.58 sq. m**

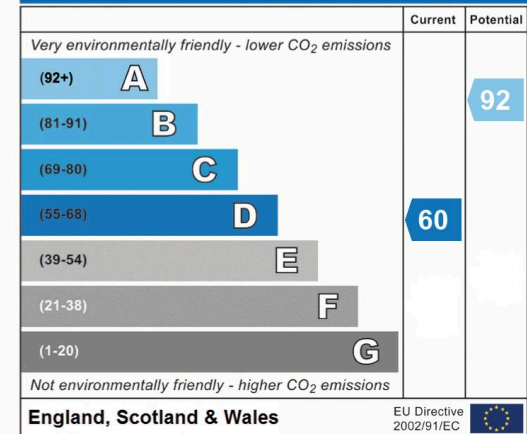
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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