



1 Lennox Gardens, Linlithgow

Offers Over £339,000



RE/MAX
Estate



1 Lennox Gardens

Linlithgow, Linlithgow

Charming 3-bed detached bungalow with en suite, lounge/diner, conservatory, modern kitchen, and contemporary bathroom. Low-maintenance garden, double drive, garage. Conveniently located near amenities. Freehold.

No Factor Fee.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Vestibule

4' 1" x 4' 4" (1.24m x 1.33m)

The welcoming vestibule offers a spacious entryway with a generously sized storage cupboard, perfect for keeping things organized and out of sight. This leads seamlessly into the main lounge, where cozy carpeted flooring adds warmth and comfort to the space, creating an inviting atmosphere as you enter the home.

Open Plan Lounge Diner

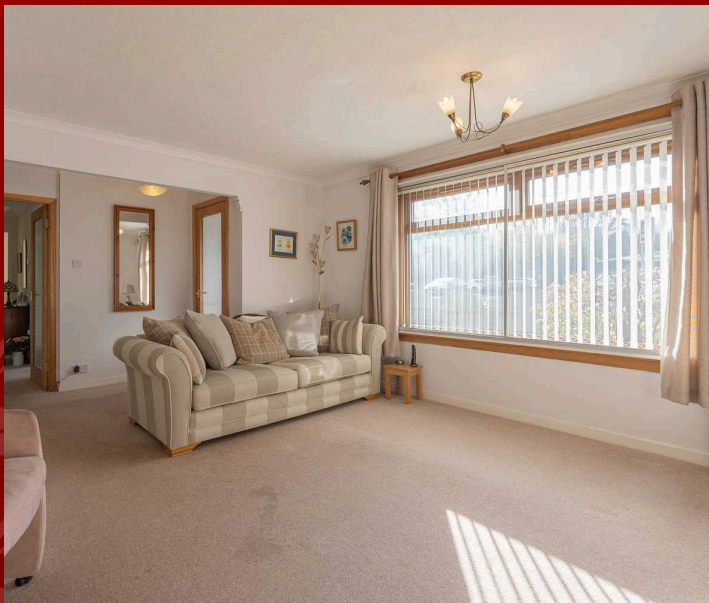
17' 11" x 11' 4" (5.45m x 3.46m)

This bright and spacious lounge flows effortlessly into an open-plan dining area, which then leads to a lovely conservatory, creating an inviting and versatile living space. The lounge is enhanced by a feature fire surround with an electric fire, adding warmth and character to the room. A front-facing window allows plenty of natural light, while a central light fitting and carpeted flooring provide a cozy ambiance. A radiator ensures the room stays warm and comfortable, making this an ideal space for relaxation and entertaining.

Dining Area

8' 10" x 8' 8" (2.69m x 2.65m)

This lovely dining area, open-plan from the lounge, offers a perfect spot to sit and enjoy meals. Large patio doors lead out to the conservatory, inviting plenty of natural light and creating a seamless indoor-outdoor feel. With ample space for tables and chairs, this area is both functional and inviting. Carpeted flooring and a central light fixture add a cozy touch, making it an ideal space for dining and entertaining alike.





Conservatory

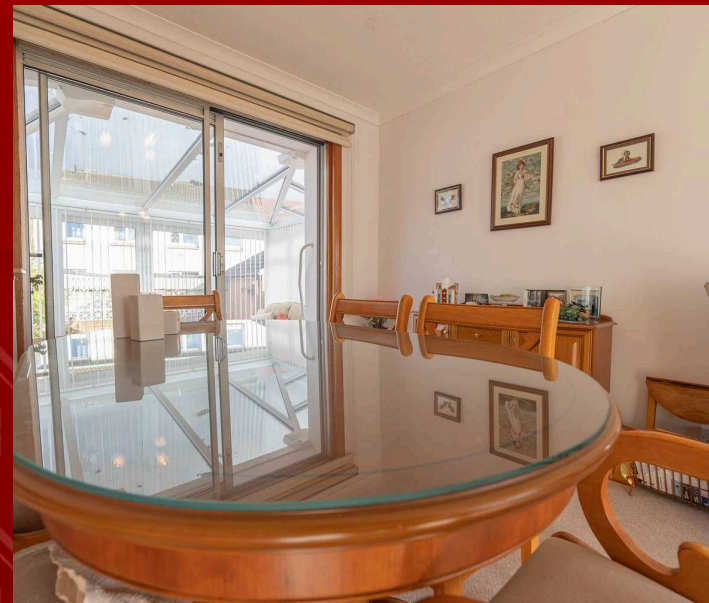
11' 5" x 11' 3" (3.48m x 3.43m)

The bright and spacious conservatory offers lovely views over the rear garden, with windows along each wall bringing in an abundance of natural light. Patio doors open directly onto the garden, creating an easy flow between indoor and outdoor spaces. The room is comfortably finished with carpeted flooring, wall lighting for a cozy ambiance, and a radiator to keep the space warm all year round. This conservatory is the perfect spot to relax and enjoy the beauty of the garden in comfort.

Kitchen /Diner

8' 5" x 12' 5" (2.57m x 3.79m)

This nicely sized kitchen combines functionality and charm, featuring a rear-view window and a half-glazed wooden door that opens directly to the garden. The vinyl flooring and central lighting create a bright and practical workspace. A stainless steel sink with a mixer tap and drainer adds a sleek touch, while an integrated fridge freezer and a free-standing washing machine—both included in the sale—enhance convenience. There's ample space for a small table and chairs, making it a great spot for casual dining. Numerous storage cupboards keep the kitchen organized, and a gas hob and oven with an extractor fan complete this well-equipped space, which has easy access to the main lounge.





Bathroom

8' 11" x 5' 6" (2.72m x 1.67m)

This well-appointed bathroom offers a relaxing space with a full-sized bath and an over-bath mains shower, ideal for both quick showers and leisurely baths. A vanity sink and WC provide added convenience, while the tiled walls and vinyl flooring are both stylish and easy to maintain. A rear-facing window allows natural light, complemented by central spot lighting for a bright and fresh ambiance. The radiator ensures warmth, making this bathroom comfortable and inviting year-round.

Bedroom 1

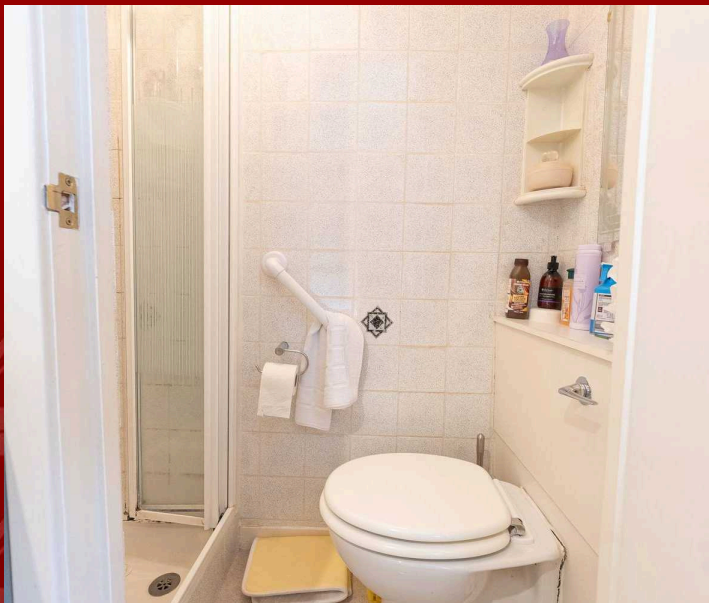
9' 4" x 8' 5" (2.84m x 2.56m)

The main bedroom is generously sized and well-appointed with fitted wardrobes that provide ample storage. A rear-facing window brings in natural light, creating a peaceful and private retreat. The room features carpeted flooring for added comfort, along with a free-standing sink and radiator for convenience and warmth. An additional highlight is the en-suite shower room, offering extra privacy and functionality, making this bedroom very practical.

En suite

5' 7" x 0' 5" (1.71m x 0.13m)

The convenient en-suite shower room is well-designed for functionality and comfort, featuring a central light that brightens the space. A spacious walk-in shower with an electric shower unit and glass screen provides a modern touch, while carpeted flooring adds warmth underfoot. This en-suite is complete with a WC, making it both practical and stylish for everyday use.





Bedroom 2

9' 10" x 5' 6" (2.99m x 1.68m)

The well-proportioned second bedroom features a front-facing window that fills the room with natural light, complemented by a central light fitting for a bright, airy feel. A large double fitted wardrobe provides ample storage space, keeping the room clutter-free. With cozy carpet flooring underfoot and a radiator for added warmth, this bedroom is both comfortable and practical.

Bedroom 3

8' 11" x 7' 11" (2.72m x 2.41m)

This excellent third bedroom boasts a front-facing window that fills the room with natural light, creating a bright and inviting atmosphere. A standout feature is the very large walk-in wardrobe, providing ample storage space and keeping the room clutter-free. The carpeted flooring adds warmth and comfort, while a central light fitting and radiator ensure the space is both well-lit and cozy, making it a functional and welcoming bedroom.

Hallway

This hallway serves as a central hub, providing access to all three bedrooms, the bathroom, and the attic space. With cozy carpeted flooring underfoot, it creates a warm and inviting atmosphere. A central light fixture illuminates the area, ensuring it feels bright and welcoming. This functional hallway effectively connects the various living spaces, making it a practical feature of the home.





REAR GARDEN

The very good-sized, low-maintenance garden is primarily laid with paving, making it an ideal space for outdoor relaxation and entertaining. Fully enclosed for privacy, it features charming bedding planter areas that add vibrant color and visual interest throughout the seasons. Additionally, a shed is included with the property, providing extra storage for gardening tools and equipment. This garden combines functionality with beauty, offering a serene outdoor retreat.

FRONT GARDEN

The neat front garden features a well-maintained lawn area surrounded by a border filled with shrubs and plants, creating a welcoming and attractive entrance. Fully enclosed for added privacy, the garden is complemented by paving that leads directly to the front door, offering a convenient pathway. This charming front garden enhances the curb appeal of the property while providing a pleasant outdoor space to enjoy.



Garage

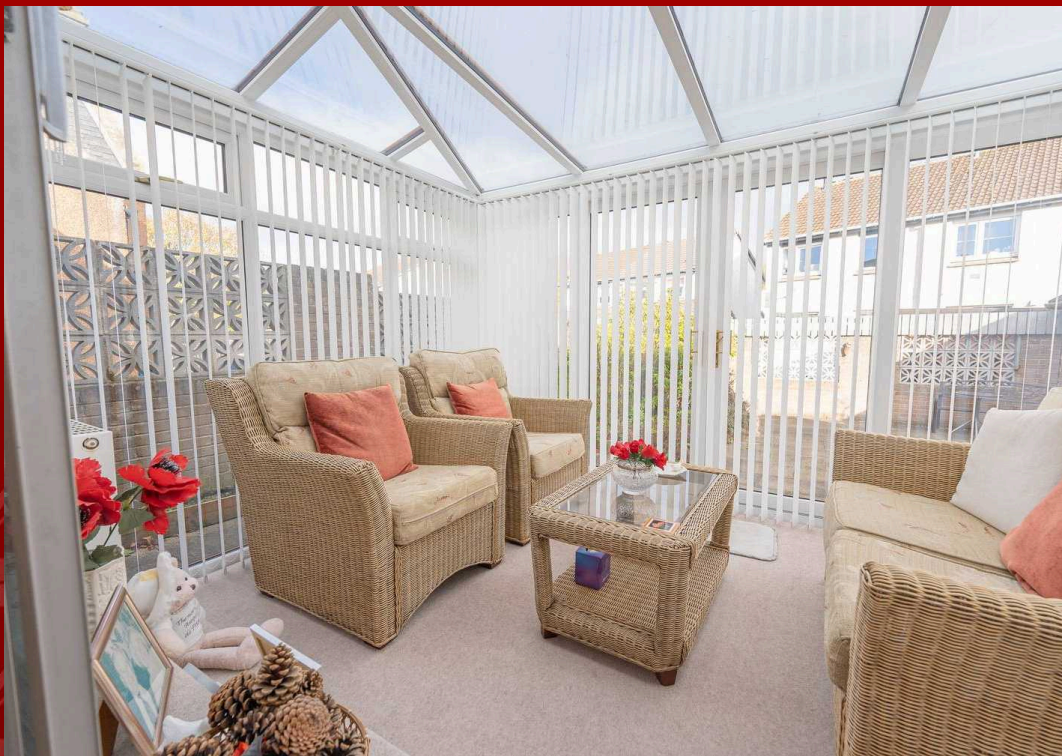
Single Garage

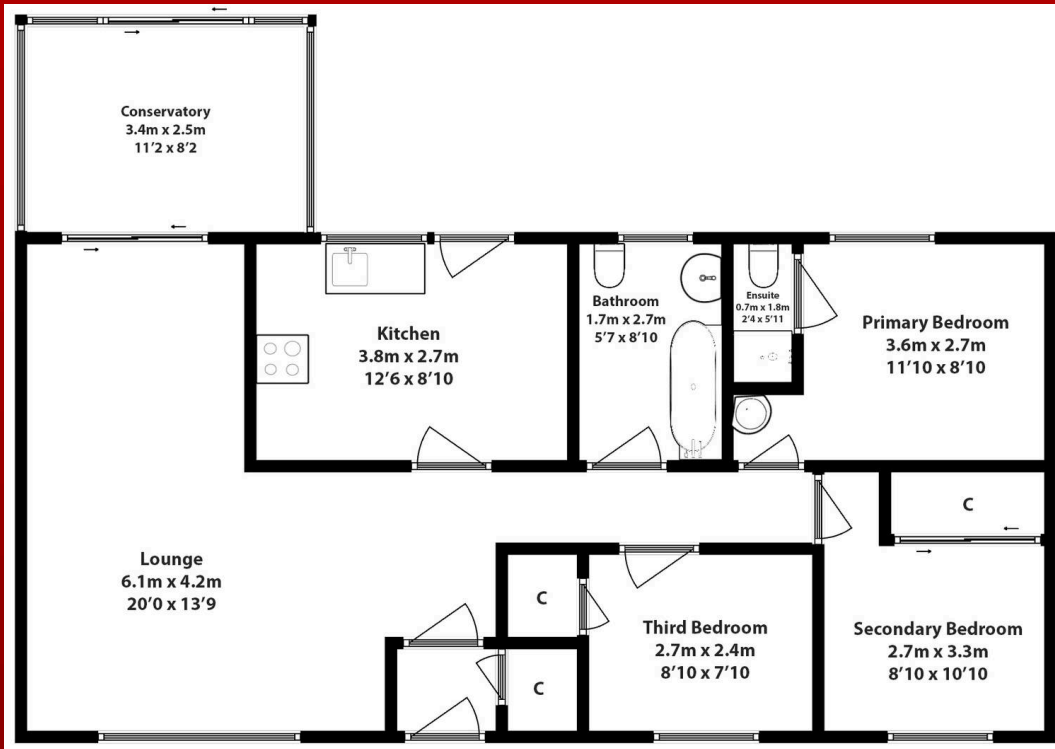
The good-sized stand-alone garage features an up-and-over door for easy access, making it convenient for parking or storage. Equipped with power, it offers versatility for various uses, whether as a workshop or additional storage space. A side door provides direct access to the rear garden, enhancing the functionality of the garage and making it easy to move items between the two areas. This garage is a valuable addition to the property, offering both practicality and convenience.

Driveway

2 Parking Spaces

The property features a good-sized double drive, laid with concrete paving, providing a durable and low-maintenance parking solution. Conveniently located adjacent to the garage at the rear of the property, this drive offers easy access for vehicles while maximizing space. Its generous dimensions ensure ample room for multiple cars, making it an ideal feature for families or those who frequently entertain guests. This practical outdoor space adds to the overall functionality of the property, enhancing its appeal.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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