



23 Auldhill Drive, Bridgend

Offers Over £148,500



23 Auldhill Drive
Bridgend, Linlithgow

NEW REDUCED PRICE - Nicole Mcfarlane with RE/MAX Estates presents this charming semi-detached property, featuring three bedrooms, including a master with a walk-in wardrobe.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hallway

Welcome into a spacious entrance hallway featuring durable laminate flooring and an impressive under-stair storage cupboard, providing ample space for stowing away household items. The hallway offers access to a convenient shower room, a guest WC, the inviting kitchen-diner, and a comfortable lounge. The staircase, crafted with a wooden balustrade and carpeted steps, lends a classic charm to this welcoming space and leads to the upper level.

Lounge

This bright and airy lounge is a highlight of the home, offering stunning views over the rear garden through a large window that fills the room with natural light. With generous space, this room is perfect for both relaxing and entertaining, providing ample room for lounging furniture as well as a potential dining area. The carpeted flooring and neutral decor make it easy to style to your taste, creating a warm and inviting atmosphere.

Kitchen

A spacious and well-appointed kitchen designed for both functionality and style. Featuring laminate flooring and ample wall and base units with splashback, the kitchen also boasts a sleek UPVC chrome-clad ceiling with spotlights, creating a bright and welcoming workspace. It includes a five-point gas hob, oven with grill, extractor hood, and washing machine, along with space for a fridge freezer and dishwasher. The convenient breakfast bar provides additional seating, while garden views and a side door to the exterior add further appeal to this versatile space.

Shower Room

This shower room combines functionality with a touch of potential for personalisation. It features a newly installed ceiling and a convenient walk-in mains shower with splashback, providing a fresh and updated feel. The walls are a blank canvas, offering an ideal opportunity to add your own choice of tiling and style. Completing the room are a white WC and sink unit, creating a clean and versatile space.





Master Bedroom

A bright and spacious master bedroom designed for comfort, with carpeted flooring and a large rear-facing window that fills the room with natural light. This generous space accommodates various furnishings, while the additional walk-in wardrobe adds a touch of luxury and ample storage for all your needs.

Bedroom 2

A generously sized double bedroom with a side-facing window, this room offers plenty of natural light and a comfortable atmosphere. With carpeted flooring and ample space for various furnishings, Bedroom 2 provides versatility and comfort, perfect for guests or family members.

Bedroom 3

This versatile bedroom features laminate flooring and neutral décor, offering a perfect blank canvas for adding your personal touch. With a side-facing window that brings in natural light, the room also includes built-in storage space, making it both functional and inviting.



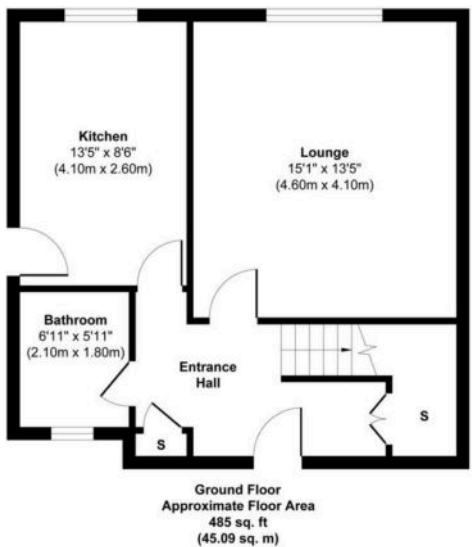
GARDEN

A spacious and well-designed rear garden, perfect for outdoor enjoyment and entertaining. The paved patio area provides an ideal spot for garden furnishings and BBQs, with decking steps leading up to a second tier, adding dimension to the space. The astroturf offers a lush, green look with minimal maintenance, and a storage shed is conveniently included. Surrounded by fencing, this large garden provides both privacy and ample room to relax and unwind.



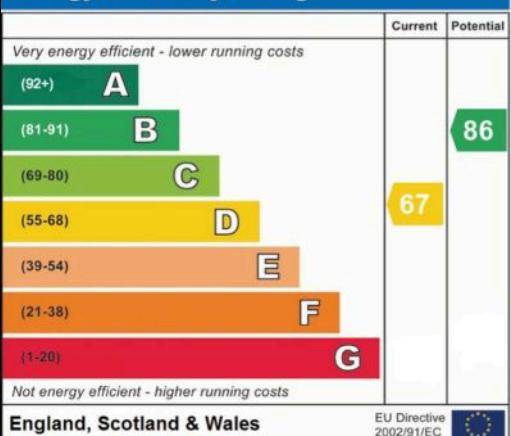


23 Auldhill Drive, Bridgend

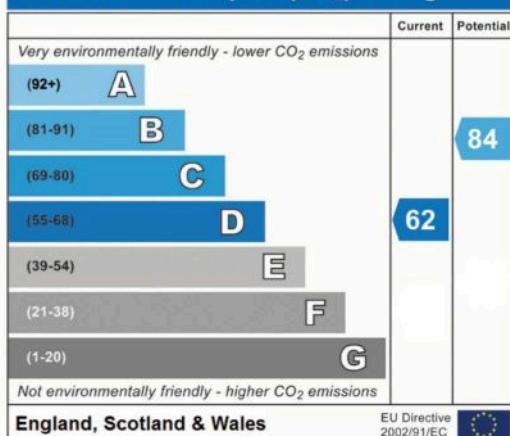


Approx. Gross Internal Floor Area 946 sq. ft / 87.93 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Estates - Nicole Mcfarlane

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

