



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

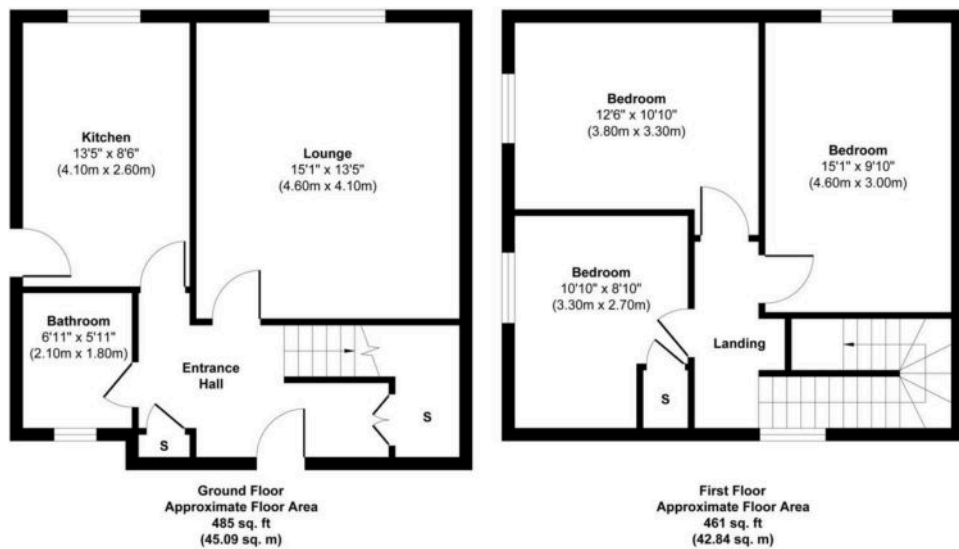
A spacious and well-designed rear garden, perfect for outdoor enjoyment and entertaining. The paved patio area provides an ideal spot for garden furnishings and BBQs, with decking steps leading up to a second tier, adding dimension to the space. The astroturf offers a lush, green look with minimal maintenance,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





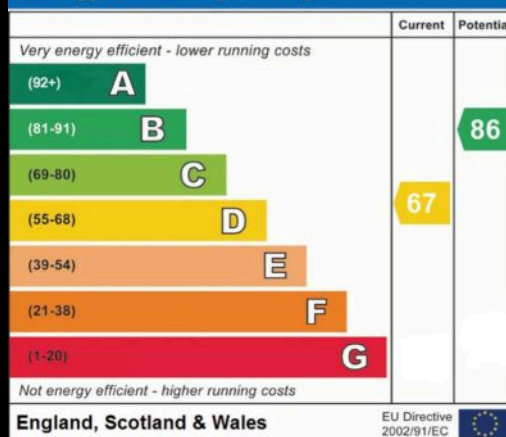


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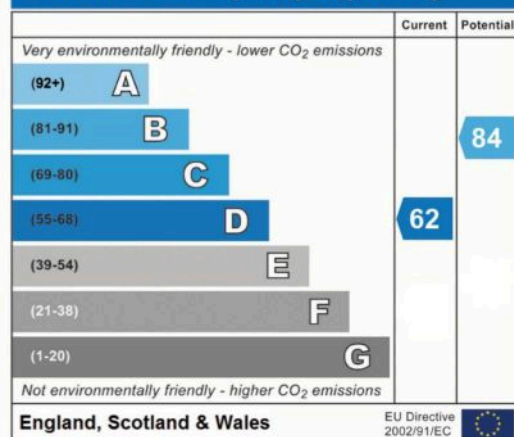


Approx. Gross Internal Floor Area 946 sq. ft / 87.93 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Energy Efficiency Rating



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







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