

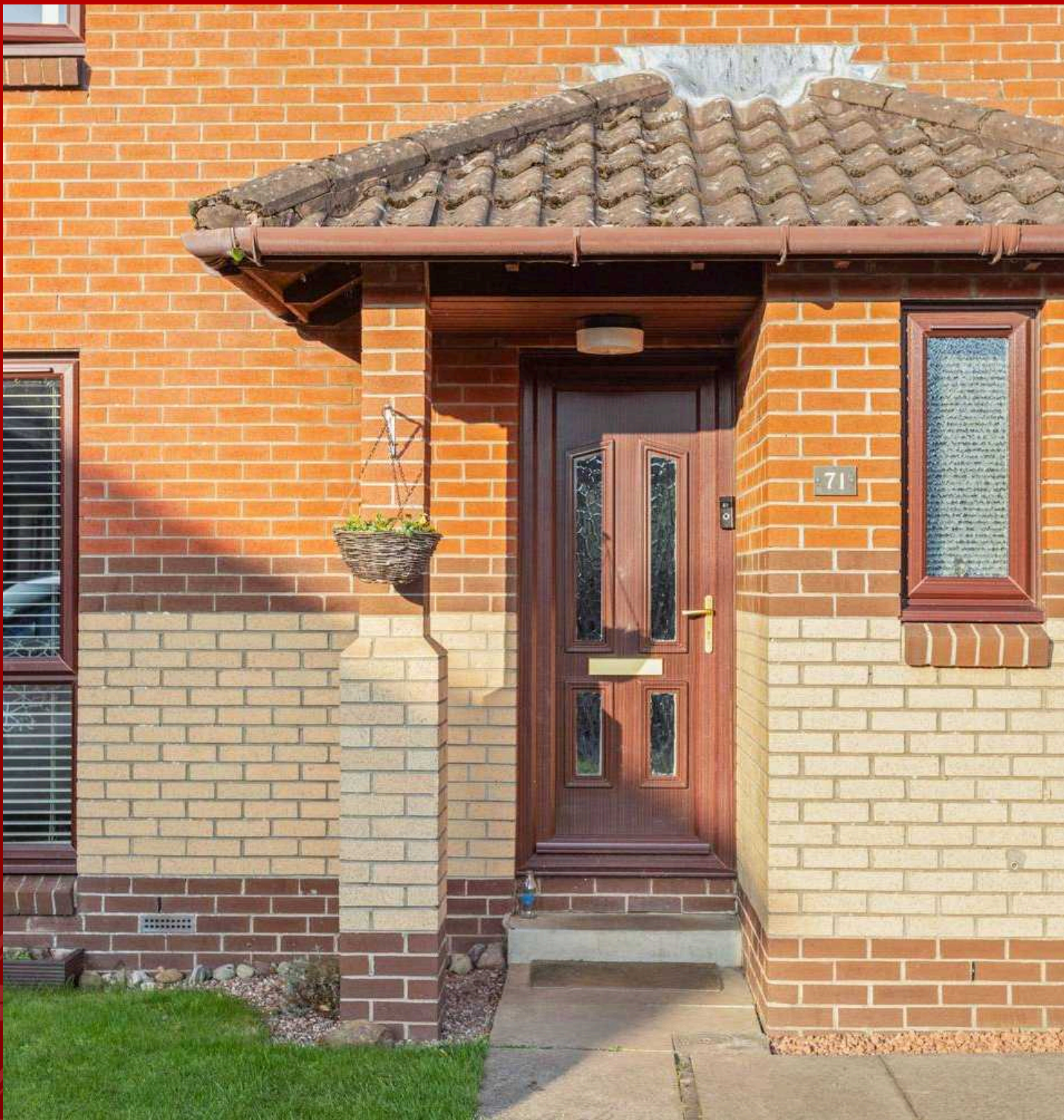


71 Bailielands, Linlithgow

Offers Over £350,000



RE/MAX
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71 Bailielands

Linlithgow, Linlithgow

Chloe Mason with RE/MAX Estates is proud to present to the market this charming three-bedroom family home, set in a desirable location. Featuring a spacious lounge, a modern kitchen with garden views, and a versatile conservatory that opens to the beautifully landscaped rear garden.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

This welcoming lounge features a beautiful mantelpiece, creating a warm, cozy atmosphere. The front-facing window fills the room with natural light, enhancing the neutral decor and stylish laminate flooring. With ample room for comfortable lounging furniture and easy access to the dining room, this space is ideal for relaxing or entertaining guests.

Dining Room

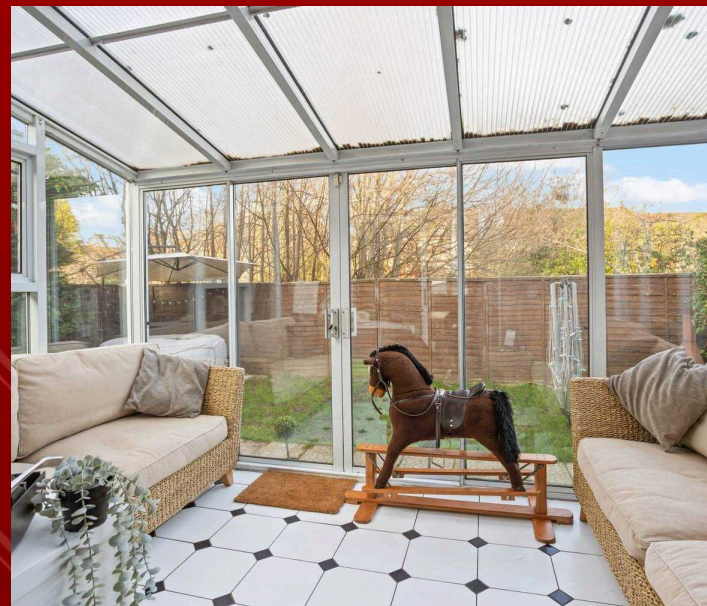
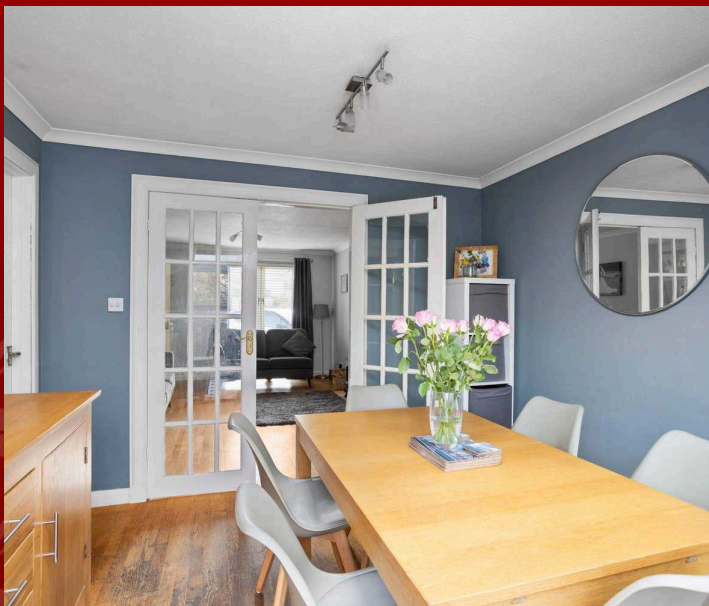
Accessible from both the lounge and kitchen, this elegant dining room features double doors that can be opened to create a seamless, open-plan flow. The space is perfect for hosting formal meals and gatherings, offering beautiful views of the garden through the adjoining conservatory. A charming setting to dine and entertain while enjoying the outdoor scenery.

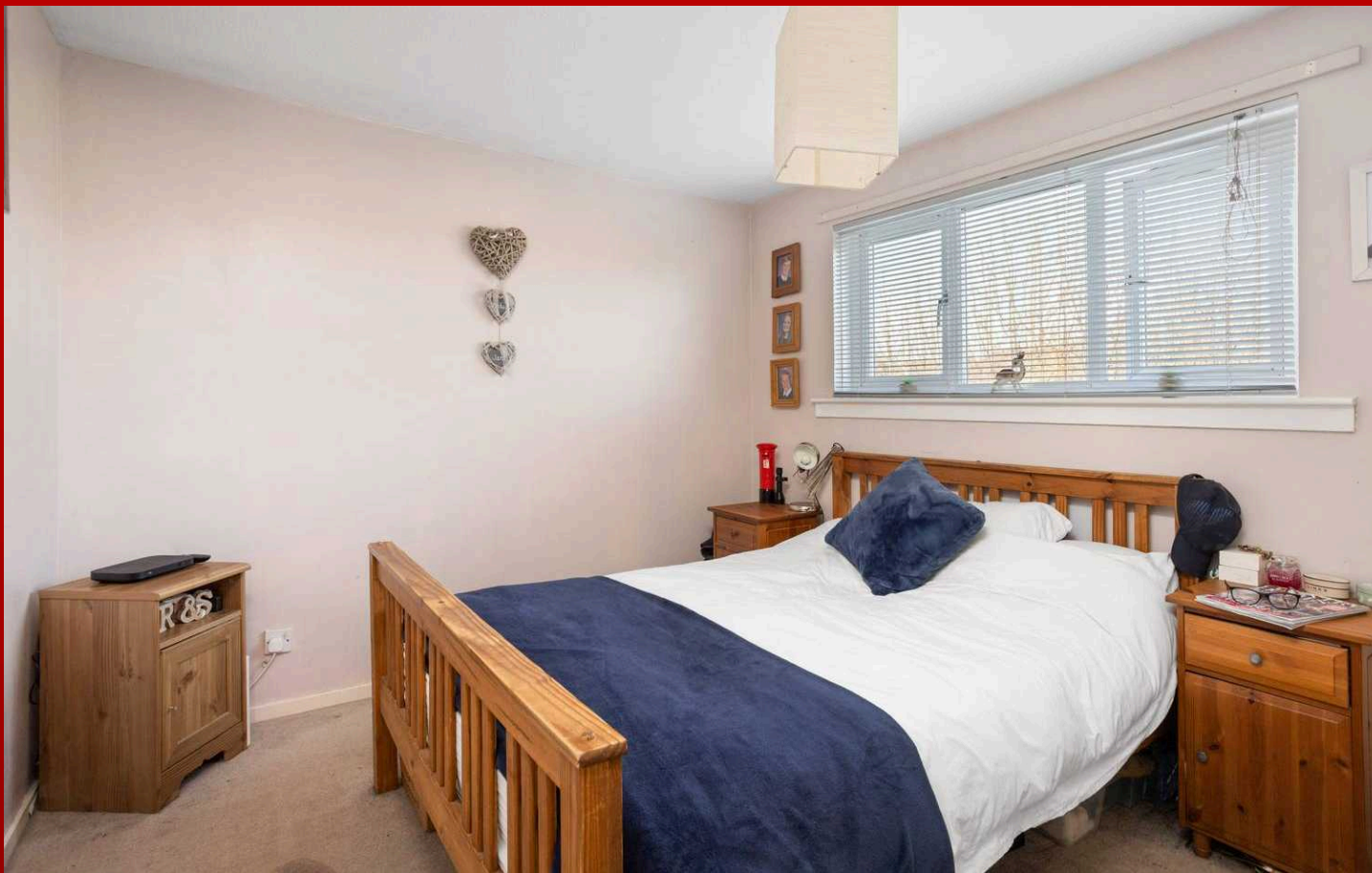
Kitchen

Overlooking the garden grounds, this well-appointed kitchen features sleek gloss wall and base units, providing ample storage. A convenient side door leads to the exterior and garage, enhancing accessibility. The kitchen includes an integrated dishwasher, oven, and four-burner gas hob with an extractor hood, along with designated space for a fridge-freezer and washing machine. A practical and stylish space designed for both functionality and ease.

Conservatory

With lovely views of the beautifully landscaped rear garden, this versatile conservatory offers direct access to the outdoors. Spacious enough for comfortable furnishings, it's ideal as an additional lounging area or for hosting gatherings, seamlessly blending indoor and outdoor living.





Guest WC

Conveniently located off the hallway at the front of the home, this guest WC features a white suite with a WC and sink, complemented by a frosted window for privacy. Styled with modern decor, it offers a practical and polished touch to the entrance area.

Master Bedroom

Overlooking the tranquil rear garden, this generous master bedroom features fitted sliding-door wardrobes that provide ample storage. The room is finished with soft carpeted flooring and neutral decor, creating a calming and inviting retreat.

Bedroom 2

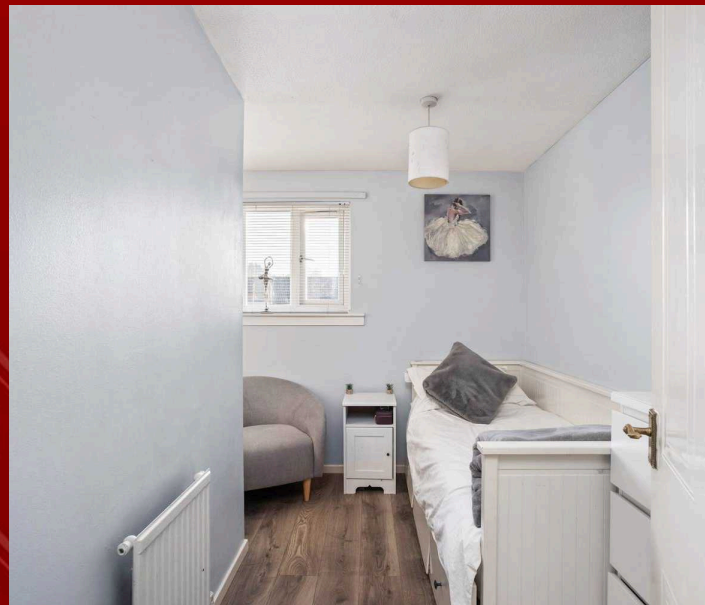
A generously sized double bedroom, offering plenty of space for bedroom furniture. It features sliding double mirror wardrobes for ample storage, laminate flooring, and a front-facing window that fills the room with natural light, creating a bright and airy atmosphere.

Bathroom

This well-appointed bathroom accommodates all bedrooms and features an electric shower over the bath, a white WC, and a white sink with a vanity unit providing additional storage. A rear-facing frosted window ensures privacy, while the partially tiled walls add both style and functionality.

Bedroom 3

A thoughtfully decorated room with a modern touch, offering ample storage space and laminate flooring. The front-facing window brings in natural light, and there is plenty of room for bedroom furnishings, making it a comfortable and versatile space.



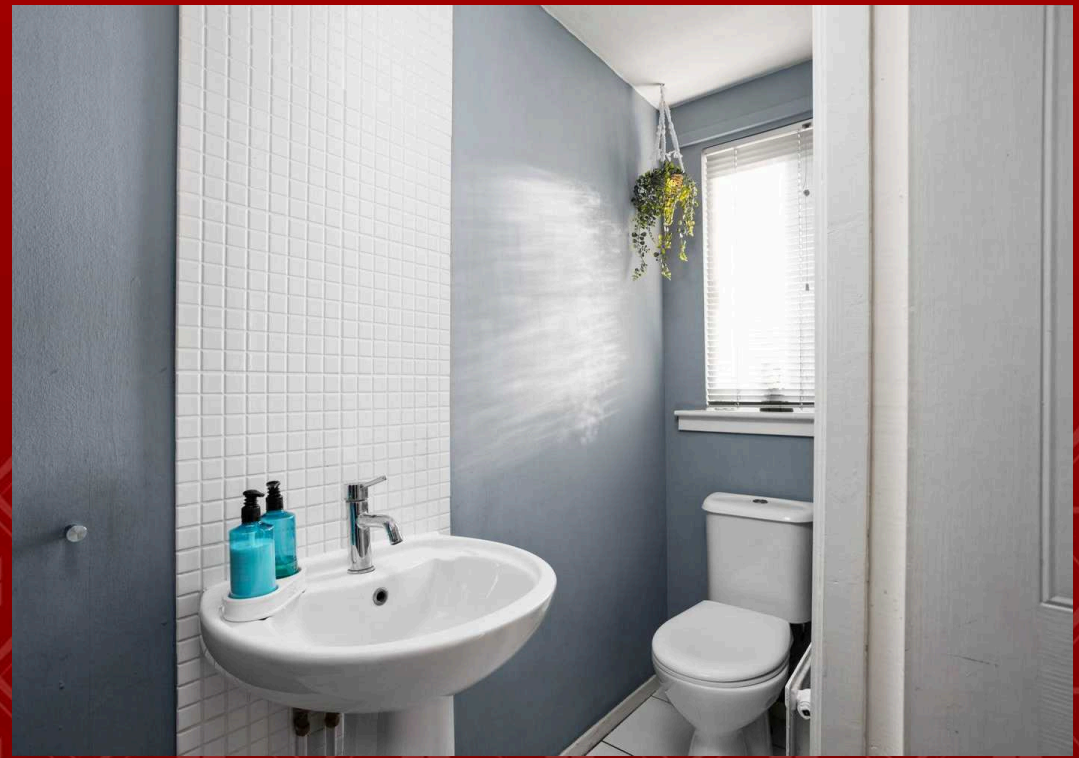



REAR GARDEN


The rear garden is beautifully laid to lawn, offering a peaceful space with fencing for added privacy. A paved patio path leads to a generous patio area, perfect for garden furnishings and outdoor relaxation. Additionally, a shed provides useful storage space, completing this well-maintained outdoor area.

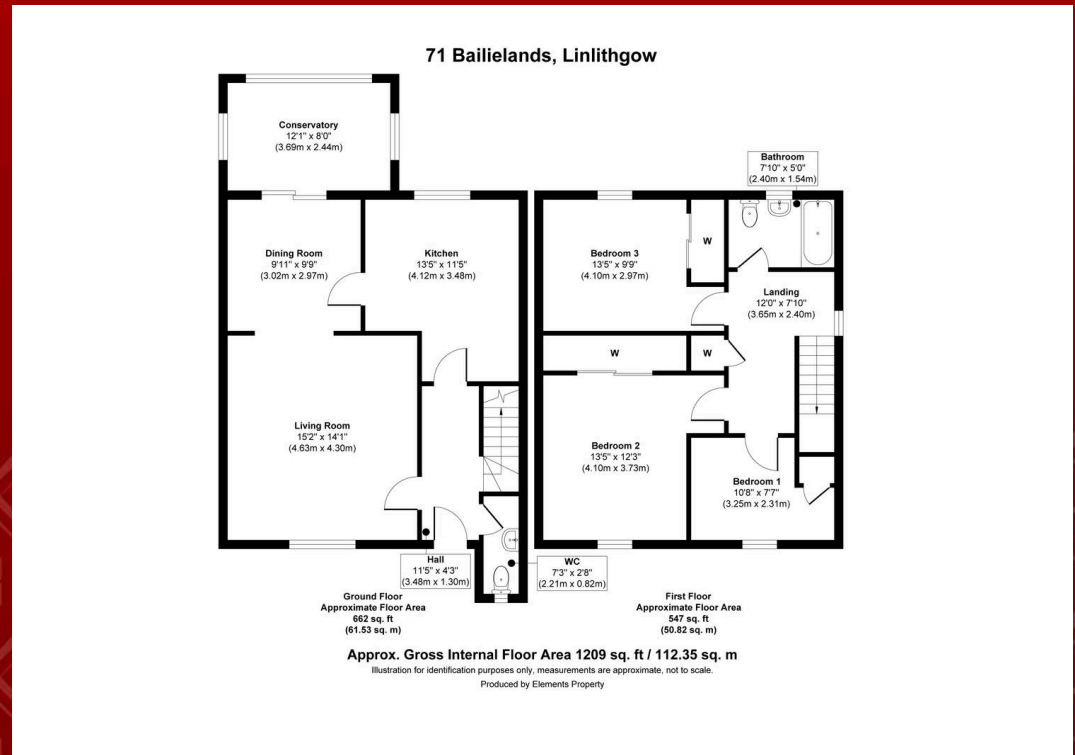
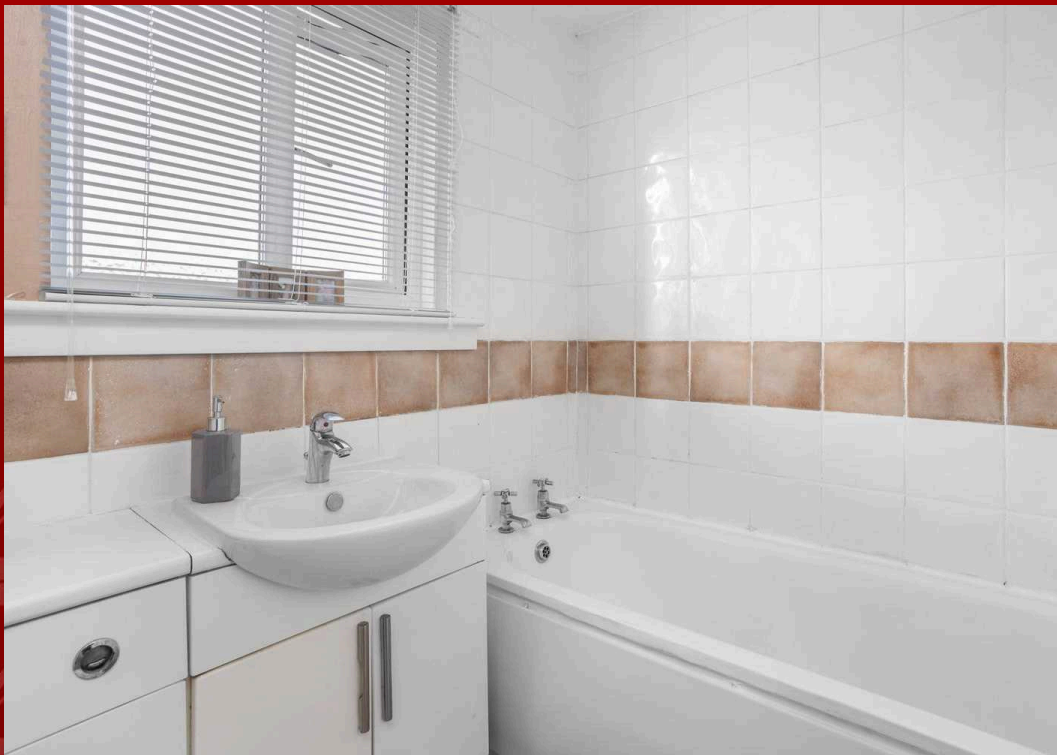
FRONT GARDEN

The front garden is laid to lawn, providing a neat and welcoming approach to the home. A large driveway leads to the garage, offering ample off-road parking and easy access to the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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