



31 Oatlands Park, Linlithgow

Offers Over £495,000



**RE/MAX**  
Estate





## 31 Oatlands Park

Linlithgow, Linlithgow

Chloe Mason with RE/MAX Estates - Linlithgow is proud to bring to the market this beautifully presented four-bedroom detached home located in a quiet cul-de-sac in the sought-after town of Linlithgow.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Lounge

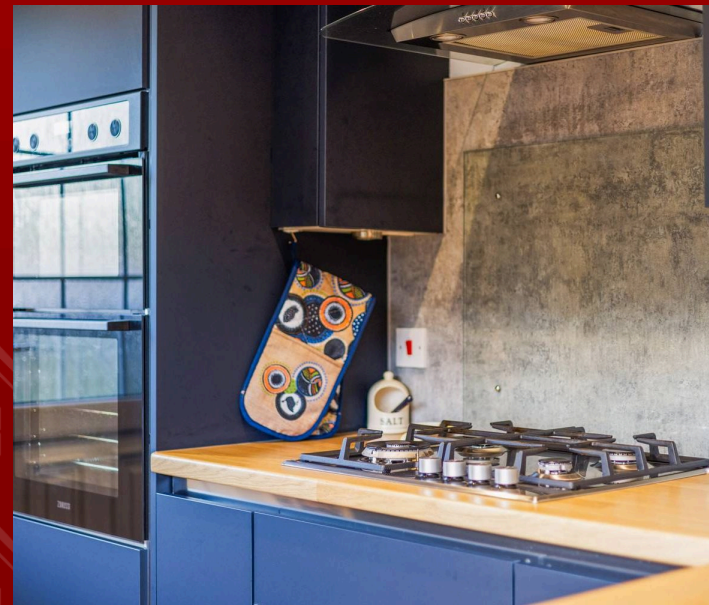
18' 5" x 12' 5" (5.62m x 3.78m)

This exquisitely styled lounge exudes sophistication and comfort, centred around a striking navy gas fireplace that serves as a bold and elegant focal point. An expansive front-facing window allows an abundance of natural light to flood the room, enhancing its bright and airy ambience. The lounge offers plentiful space for various lounging furniture, while modern oak doors ensure a seamless flow into the adjoining dining room. The neutral décor, paired with high-end finishes, creates a chic and inviting setting perfect for relaxation and entertaining alike.

### Kitchen/Breakfast Room

16' 6" x 12' 10" (5.02m x 3.90m)

This stylish and contemporary kitchen offers breathtaking views through a large rear window overlooking the private garden grounds. The oak coloured worktop complements the navy wall and base cabinets, creating a striking contrast. Ample storage is provided by well-fitted cupboards, and the kitchen is equipped with a Zanussi oven, grill, and four-point gas hob, along with a washing machine, tumble dryer, dishwasher, and fridge freezer, all included in the sale. A sleek grey splashback, enhanced by a glass feature behind the hob, adds a touch of sophistication. The stainless steel sink is perfectly positioned to enjoy views of the grounds, while additional convenience is offered by a fitted pantry cupboard and a storage cupboard. There is additional floor space for a breakfast bar or informal dining area. A side door provides easy access to the garden, and a Worcester boiler completes this highly functional and elegant kitchen.







### Dining Room

15' 0" x 9' 8" (4.58m x 2.95m)

The dining room features carpeted flooring and neutral décor, creating a warm and inviting atmosphere. Fitted cupboard space offers practical storage, while French patio doors open to the rear garden, allowing plenty of natural light to fill the room. This space is perfect for formal dining and entertaining, with the option to extend gatherings to the garden for alfresco dining.

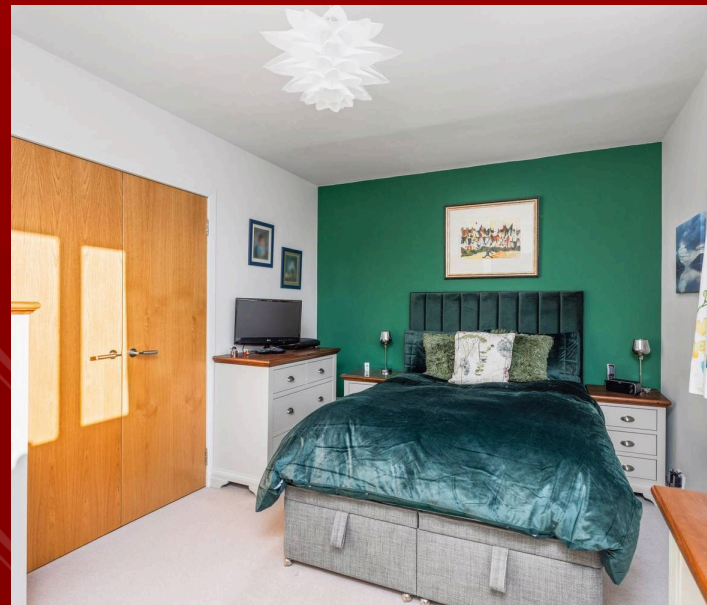
### Guest WC

Conveniently situated on the ground floor, this guest WC features Karndean flooring and a frosted side-facing window for privacy. It includes a WC and a sink with a sleek vanity unit, offering both style and practicality for guests.

### Master Bedroom

11' 2" x 9' 0" (3.40m x 2.75m)

This spacious double bedroom features carpeted flooring and neutral décor, creating a serene retreat. It offers lovely views of the rear garden grounds and includes fitted wardrobes for ample storage. The open ensuite shower area is equipped with an electric shower and a sink with a vanity unit, combining convenience with style.

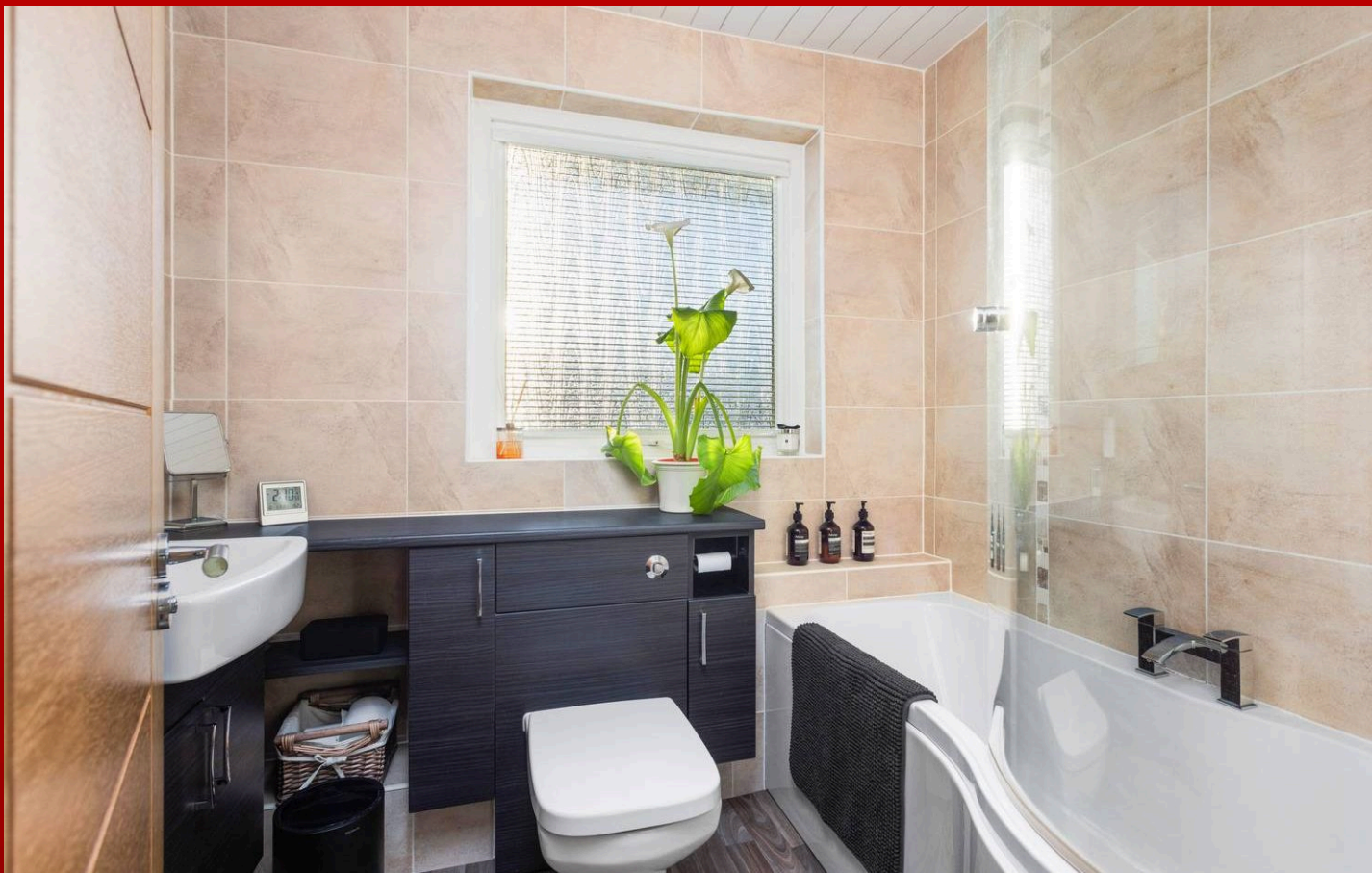


### Bedroom 2

12' 5" x 10' 11" (3.78m x 3.32m)

A generously sized double bedroom with a large front-facing window offering lovely views. It features fitted wardrobe space and ample room for additional bedroom furnishings, making it a comfortable and versatile space.





### **Bathroom**

8' 0" x 6' 9" (2.43m x 2.05m)

This modern family bathroom features tiled walls and vinyl flooring, creating a sleek, easy-to-maintain space. It includes a P-shaped bath with a Mira electric shower overhead, a wall-mounted towel radiator, a sink with a vanity unit, and a WC. A rear-facing window adds natural light, completing the stylish and practical bathroom.

### **Bedroom 3**

15' 8" x 9' 0" (4.78m x 2.75m)

A spacious front-facing double bedroom, featuring fitted cupboard space to accommodate wardrobe needs. The room is carpeted with neutral décor, offering stunning front-facing views. With plenty of floor space, this large double bedroom provides a comfortable and versatile living space.

### **Bedroom 4**

9' 5" x 9' 0" (2.88m x 2.75m)

Currently used as an office, this versatile room is rear-facing. It can comfortably accommodate a double bed, offering plenty of space for various uses, whether as a guest room, home office, or additional bedroom.







## **GARDEN**

The front of the property features a large double driveway with ample space for multiple vehicles, leading to a double garage with automatic door. The garden is beautifully laid to lawn, with shrubs and fencing providing privacy. A paved path with steps leads to the entrance of the home, offering a welcoming approach.

## **GARDEN**

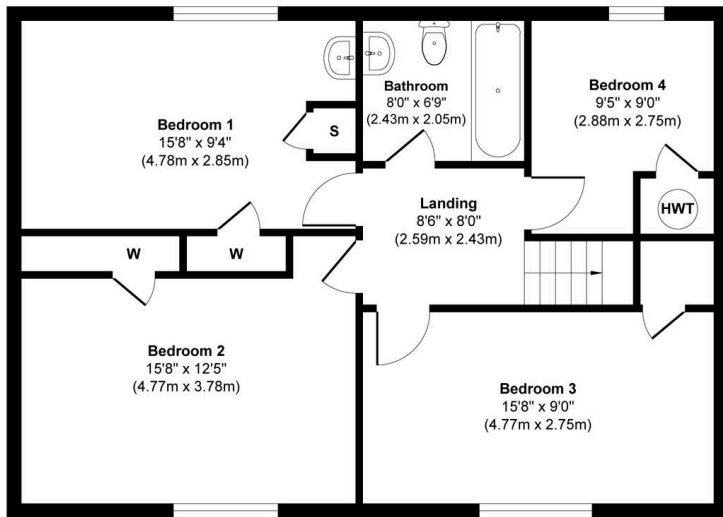
The rear garden offers a truly private and secluded retreat. South-facing and a true sun trap, it's an ideal spot to relax and watch the natural world unfold, with a charming pond adding a tranquil touch to the environment, attracting local wildlife. The garden is beautifully landscaped with shrubs, trees, and a laid lawn, creating a lush green oasis. A paved path winds through the garden, leading to a paved area for bin storage, ensuring both beauty and practicality.



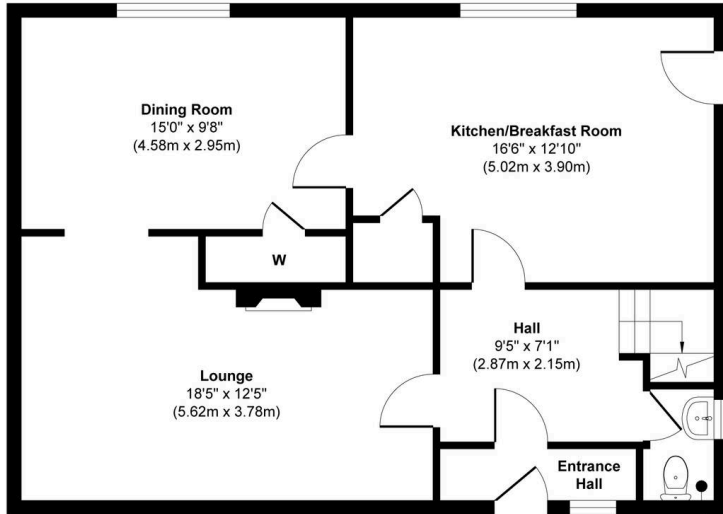




31 Outlands Park Linlithgow, EH49 6AS



First Floor  
Approximate Floor Area  
718 sq. ft  
(66.70 sq. m)



Ground Floor  
Approximate Floor Area  
718 sq. ft  
(66.70 sq. m)

Approx. Gross Internal Floor Area 1436 sq. ft / 133.40 sq. m

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

Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	82

England, Scotland & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	58	78

England, Scotland & Wales

EU Directive  
2002/91/EC







## Re/max Estates

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