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S.S.C.



22 Bells Burn Ave, Linlithgow

Offers Over £240,000

- Semi Detached Villa
- 3 Bedrooms
- Open Plan Lounge/Diner
- Planning Consent for Extension
- Sought After Locale
- Recently Fitted Gas Boiler
- Walk in Condition
- Early Viewing Advised



22 Bells Burn Ave, Linlithgow

Description

22 Bells Burn Avenue, Linlithgow is a well presented semi detached villa situated in a popular and sought after residential estate. The property has generously proportioned accommodation arranged over two levels and the current owners have planning consent for a two storey extension to the side. We expect a high demand for this property so early viewing is advised. This lovely family home benefits from gas central heating, double glazing, fresh decor, good storage and off street parking.

Accommodation

The property is entered from the front into the reception hallway that has a walk in storage cupboard. The spacious lounge has a gas fire as a focal point and is open plan to the dining area. The modern fitted kitchen is just off the dining area and has ample storage units, complementary work tops, ceramic hob, electric oven, fridge freezer and washing machine. The upper level houses three good sized bedrooms. Bedroom one has built in wardrobes. The family bathroom has a vanity unit which houses the WC and wash hand basin.

Outside

The enclosed low maintenance garden to the rear has a paved patio area, an area laid to artificial grass and an area that is chipped. A mono block driveway provides ample off street parking and access to the detached garage.

Local Area

Steeped in history, the Royal Burgh of Linlithgow with its palace, loch and canal offers a choice of local amenities including shops, schools, swimming/leisure centre and several pubs and restaurants. Convenient for the M8/M9 motorway link offering access to Edinburgh airport, Linlithgow benefits from a mainline railway station, offering commuting to Glasgow, Edinburgh and the central belt.

Lounge

4.15m x 3.07m (13'7" x 10'1")

Dining Area

3.50m x 2.5m (11'6" x 8'2")

Kitchen

3.57m x 2.42m (11'9" x 7'11")

Bedroom 1

4.02m x 2.57m (13'2" x 8'5")

Bedroom 2

2.90m x 3.01m (9'6" x 9'11")

Bedroom 3

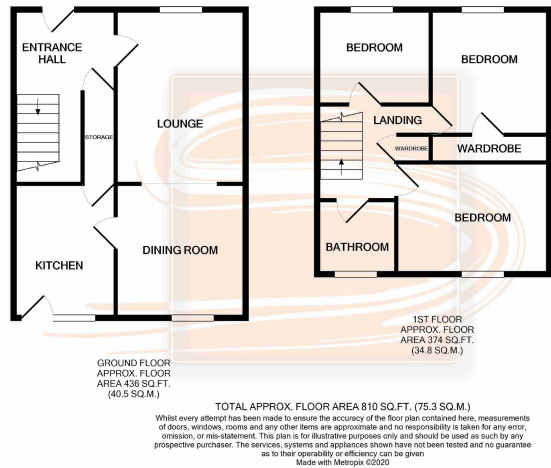
3.11m x 2.33m (10'2" x 7'8")

Bathroom

1.88m x 1.88m (6'2" x 6'2")

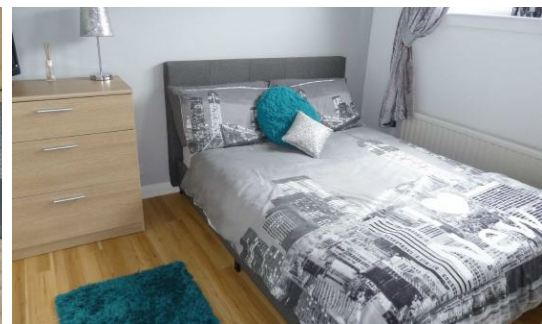
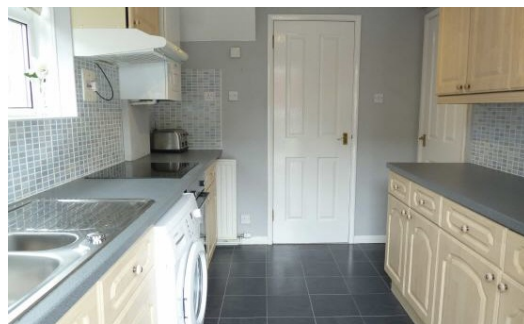
Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
			67
			88
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
			63
			87
Scotland		EU Directive 2002/91/EC	



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