



## 29 Auldhill Drive, Bridgend, EH49 6NL



Situated in the small semi- rural village of Bridgend, falling within the Linlithgow Academy and Bridgend primary catchment areas this spacious two bedroom well-presented property is the ideal family home. The property comprises of bright and spacious lounge, modern fitted kitchen, two double bedrooms, and family bathroom. The property benefits from double glazing and Gas Central Heating.

Externally there are gardens to the front and rear. Front garden is laid with bark with a paved path and mature shrubbery. To the rear of the property is a well-proportioned tiered garden set over three levels with a paved patio with steps leading to level one which is chipped for low maintenance. Middle level is laid to lawn and drying area. Third tier has garden pond, surrounded by mature shrubs and attractive fruit trees.

The village of Bridgend is situated on the outskirts of Linlithgow and has a local shop, cafe and primary school. The Royal Burgh of Linlithgow allows commuting to main centres including Stirling and (Forth Road Bridge to) Fife via M9/M80 motorway network. In addition, mainline train station provides service to Edinburgh, Stirling and Glasgow. The town itself offers recreational pursuits to include golf, fishing, tennis, rugby, rambling walks and water sports. Educational facilities are available from Linlithgow Academy and local primary schools.

### VIEWING IS HIGHLY RECOMMENDED

Offers Over  
£94,995

REF:  
ADB29



The property is entered through a white UPVC door into the open plan reception hall - kitchen. Access to lounge, upper landing and rear garden.

#### Lounge

**15'09 x 11'04 (4.88m x 3.37m)**

This bright and spacious lounge has dual aspect windows overlooking the front and rear gardens allowing plenty of natural light into this attractive room. Radiator, tv point, telephone and power points. Built in shelving and laminate flooring.

#### Kitchen

**10.09 x 11'05" (3.28m x 3.37m)  
(at widest point)**

Good sized kitchen fitted with matching base and wall units with contrasting worktops. Tiled splashback, stainless steel single bowl sink, integrated fridge / freezer, dishwasher and gas hob, oven & extractor hood. Power points, radiator, downlights and hardwood flooring. Window and door to the rear of the property. Carpeted stairs to upper level.

#### Upper Hallway

Access to the two double bedrooms and family bathroom is provided through the upper hall. Window overlooking the front garden, smoke detector and attic access hatch. Flooring is carpet.



#### Master Bedroom

**15'10" x 9'10" (4.60m x 2.77m)**

Spacious double bedroom again with dual aspect windows to the front and rear of the property. Carpeted flooring, radiator, TV, Telephone and power points. Free standing wardrobe with hanging rail and shelves.

#### Bedroom Two

**12'00" x 8'11" (3.66m x 2.47m)**

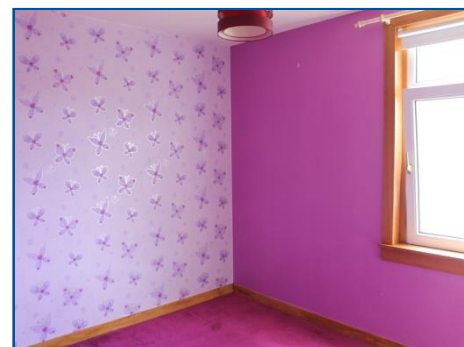
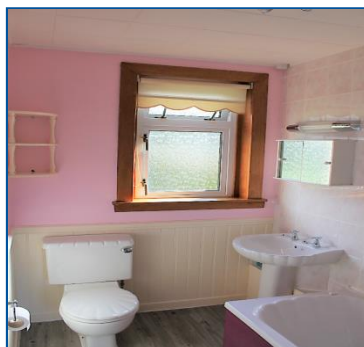
This second spacious bedroom has a window to the side, carpeted flooring, power points, built in shelved storage cupboard and a radiator.

#### Family Bathroom

The family bathroom is fitted with a crisp white suite comprising of bath with over bath shower, wash hand basin and WC. Part tiled walls, vanity unit, and shaving light with shaving socket, laminate flooring and opaque window to the rear of the property.

#### Gardens

Externally there are gardens to the front and rear. Front garden is laid with bark with a paved path and mature shrubbery. To the rear of the property is a well-proportioned tiered garden set over three levels with a paved patio with steps leading to level one which is chipped for low maintenance. Middle level is laid to lawn and drying area. Third tier has garden pond, surrounded by mature shrubs and attractive fruit trees.



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Strictly by appointment through Newman  
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#### INTEREST

It is important your legal adviser notes your  
interest; otherwise this property may be sold  
without your knowledge.

#### THINKING OF SELLING?

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