



79 The Glebe, Kirkliston

Offers Over £199,000



79 The Glebe

Kirkliston, Kirkliston

Exceptional three bedroom detached home with spacious lounge, feature fireplace, modern kitchen, built-in storage, practical kitchen, and private garden. Arrange a viewing today!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Landing

11' 0" x 9' 2" (3.35m x 2.79m)

A bright and spacious landing featuring a large side-facing window that fills the area with natural light. Finished with soft carpet flooring, a central light fixture, and a radiator for comfort, this versatile space provides access via stairs to both the lounge and kitchen. It also offers excellent potential to be used as a home office or study area.

Lounge

17' 5" x 13' 5" (5.30m x 4.10m)

The lounge is a spacious room, enhanced by two large windows that allow natural light to flood the space. Finished with comfortable carpet flooring, two central light fittings, and a radiator, the room also features a charming fireplace. Its generous proportions provide ample space for a variety of freestanding furniture layouts, making it ideal for both relaxing and entertaining.

Bedroom 2

10' 0" x 8' 10" (3.06m x 2.68m)

Bedroom Two is a well-proportioned room featuring a large front-facing window that provides excellent natural light. The space is finished with carpet flooring, a central hanging light, and a radiator for comfort. A substantial built-in wardrobe offers excellent storage, while the room still allows plenty of space for additional freestanding furniture.



Hallway

The hallway features carpet flooring, a central hanging light, excellent storage space and a radiator, with an opaque front door allowing natural light while maintaining privacy. It provides access to two ground floor bedrooms and the landing.



Bedroom 3

12' 0" x 9' 3" (3.67m x 2.82m)

Bedroom Three is a bright double room featuring a large front-facing window that fills the space with natural light. Finished with carpet flooring, a central light fitting, and a radiator for comfort, the room offers ample space for freestanding furniture.

Bedroom 1

11' 4" x 11' 3" (3.45m x 3.43m)

Bedroom One is a spacious double room with a large front-facing window that brings in plenty of natural light. The room features carpet flooring, a central hanging light, and a radiator for comfort. A large built-in wardrobes provide excellent storage, while still allowing ample space for additional freestanding furniture.

Bathroom

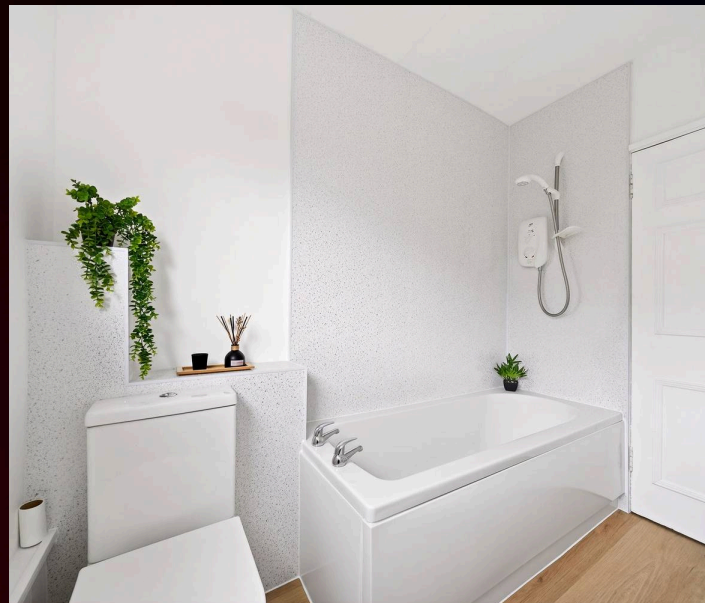
8' 2" x 6' 11" (2.50m x 2.10m)

The bathroom is a great size and well-appointed, featuring an opaque window for privacy and natural light. Finished with laminate flooring, a central light, and a radiator, the suite includes a W/C, a sink with a mixer tap and storage underneath, and a sunken bath with mixer tap and electric shower overhead.

Kitchen

8' 7" x 9' 0" (2.61m x 2.75m)

The kitchen is a practical and well-laid-out space featuring a large rear-facing window that brings in plenty of natural light. Finished with laminate flooring and a central light, it includes an integrated oven, stainless steel sink with mixer tap, and ample cupboard and drawer storage. There is space for a fridge/freezer, along with convenient access to both the attic and the rear garden.





FRONT GARDEN

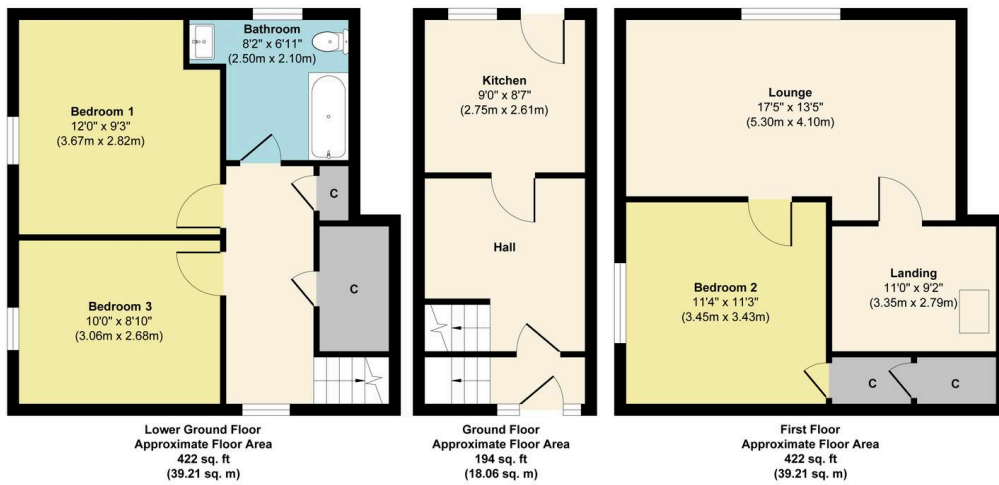
The front garden is a great size and designed for low maintenance, featuring a large stone-chipped area and an enclosed fenced boundary. A slabbed pathway leads neatly to the front door, creating a welcoming approach to the property.

REAR GARDEN

The rear garden is a massive, private outdoor space offering an excellent setting for family living and entertaining. It features a stone-chipped area alongside an array of plants and mature shrubs, creating a pleasant and well-established garden environment.

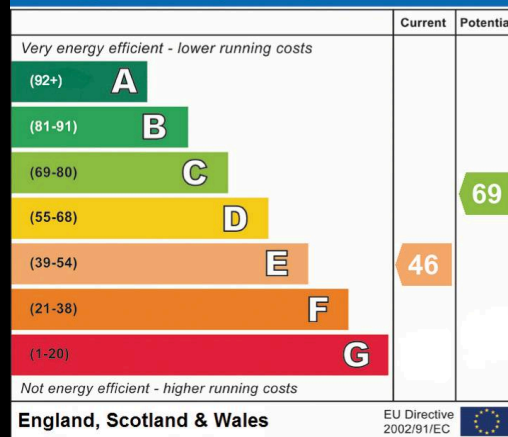


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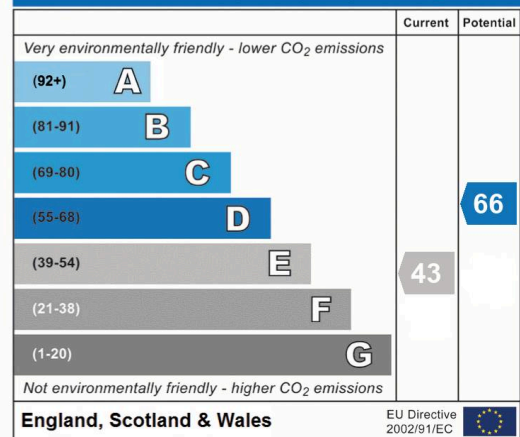


Approx. Gross Internal Floor Area 1038 sq. ft / 96.48 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

