



34 Haining Terrace, Whitecross

Offers Over £120,000



34 Haining Terrace

Whitecross, Linlithgow

Modern two-bedroom ground floor flat in Whitecross, Linlithgow. Spacious lounge, two double bedrooms, modern kitchen, shower room, private driveway, large rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B



Hallway

8' 6" x 3' 4" (2.58m x 1.01m)

A bright and welcoming hallway featuring stylish laminate flooring, a wall-mounted electric heater, and fresh, neutral décor creates a clean and inviting feel, while convenient access leads through to the kitchen, lounge, and two bedrooms.

Lounge

14' 9" x 11' 6" (4.50m x 3.50m)

A very spacious and inviting lounge featuring a front-facing window that fills the room with natural light. The room benefits from attractive laminate flooring, fresh contemporary décor, and wall-mounted electric heaters provide warmth.

Kitchen

10' 11" x 7' 1" (3.32m x 2.17m)

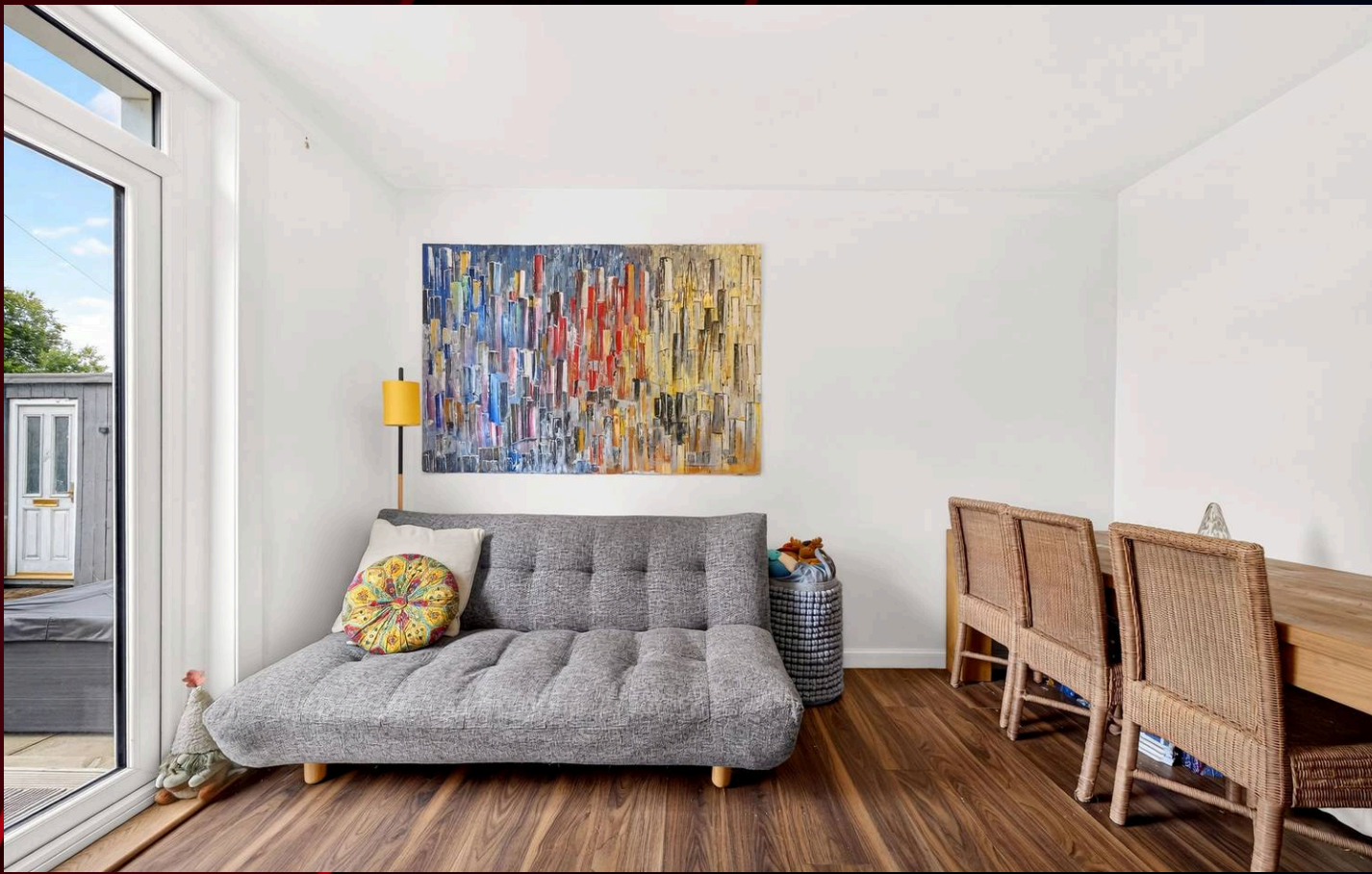
A bright kitchen with a front-facing window, laminate flooring, and a composite sink and drainer with a modern mixer tap. The kitchen is well equipped with an electric oven, hob and extractor fan, along with an integrated fridge freezer. A handy breakfast bar provides a practical dining space, while attractive decorative shelving adds a stylish finishing touch.

Bedroom One

13' 1" x 9' 10" (3.99m x 2.99m)

A spacious and well-presented double bedroom featuring attractive laminate flooring, a wall-mounted electric heater, and a central ceiling light. The room offers generous space for a range of freestanding furniture, creating a comfortable and practical bedroom with plenty of flexibility for furnishings.





Bedroom Two

12' 10" x 9' 9" (3.91m x 2.98m)

A versatile and beautifully presented second double bedroom, currently used as an additional sitting room and dining area. The room is bright and welcoming, with a full-glazed door providing direct access to the garden and allowing plenty of natural light to flow through. Attractive laminate flooring, a stylish feature ceiling light, and a wall-mounted electric heater complete this comfortable and adaptable space, offering excellent flexibility to suit a variety of needs.

Shower Room

7' 8" x 4' 8" (2.34m x 1.41m)

A beautifully presented and modern shower room, featuring a side-facing window that allows plenty of natural light into the space. The room is fitted with a contemporary WC, stylish vanity-style wash hand basin with mixer tap, and a generous walk-in shower with a sleek glass screen. Practical vinyl wet-room style flooring, attractive splashback tiling, and a set of modern recessed ceiling spotlights complete this bright, fresh, and contemporary space.

Vestibule

3' 4" x 3' 4" (1.02m x 1.02m)

A bright and welcoming vestibule with a UPVC half-glazed entrance door, attractive tiled flooring, and a central ceiling light. A large storage cupboard provides excellent practical storage and currently houses the washing machine, which will be removed by the owner. The vestibule also provides convenient access to the shower room and leads through into the main hallway.





REAR GARDEN

range of outdoor spaces for relaxing and entertaining. The garden features a large wooden summer house and a useful metal storage box, both gifted by the current owner. A lovely paved patio area provides an ideal space for outdoor seating, while a generous lawned area leads through to a large decking area, perfect for enjoying the garden in the warmer months. The garden also benefits from an outdoor power supply, adding further practicality and convenience.

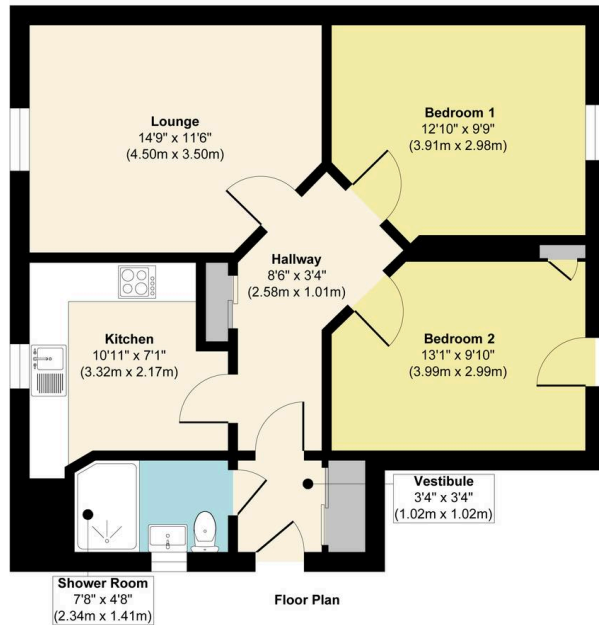
DRIVEWAY

2 Parking Spaces

The front garden has been thoughtfully converted into a low-maintenance monoblock driveway, providing convenient off-street parking for up to two vehicles. Ideally positioned at the front of the property.



34 Haining Terrace, Whitecross, Linlithgow, EH49 6LL



Approx. Gross Internal Floor Area 689 sq. ft / 64.05 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		89
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

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

