



BRIDGEHILL AVONBRIDGE | OFFERS OVER £149,950  
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# BRIDGEHILL

## AVONBRIDGE

£149,950

In the sought-after area of Bridgehill, Avonbridge, this spacious three-bedroom semi-detached house truly represents excellent value for money.

Whether you are a growing family or simply seeking a peaceful abode with stunning views, this home in Avonbridge is an opportunity not to be missed.

Set back from the main road, the home enjoys a peaceful setting on the edge of this sought-after village with excellent views to the rear, making it a tranquil retreat for those seeking a very well proportioned family home.

### DESCRIPTION

Fantastic opportunity to acquire this spacious semi-detached family home that's a wonderful canvas for those looking to add their personal touch, with its generous living space and private outdoor areas on the edge of the village, it is sure to attract interest from families eager to settle in a welcoming community.

Upon entering, you are welcomed by a bright and airy reception hall. The generous lounge offers a comfortable space for relaxation and family gatherings overlooking the private enclosed garden, while the large kitchen/dining room provides a practical area for culinary pursuits. The convenience of having a WC on the ground floor adds to the property's appeal, offering flexibility for guests. Ascending the stairs to the first floor, you will find three good-sized bedrooms and a family bathroom.

The private driveway accommodates parking for two vehicles, while the enclosed gardens to the rear offer a safe space for children to play or for gardening enthusiasts to cultivate their green thumbs.

Don't miss out on the chance to make this home your own. Call Colin Jenkins today to book your viewing appointment.

### LOCATION

This home is in a much sought-after location set within the quiet, gently rolling countryside of the Avonbridge area of Falkirk where properties very rarely become available.

Avonbridge is a picturesque and popular village, well served by excellent local amenities catering for most daily needs including Avonbridge Primary School, yet only approximately 5 miles from Falkirk and a little over 6 miles from Bathgate town centres. Both towns offer a diverse range of shops, retail outlets, supermarkets etc. For secondary education there is Braes High School and nearby Linlithgow High School which has an excellent reputation. Linlithgow is a vibrant town with a busy cultural community and has a variety of local shops, supermarkets, cafes, restaurants and pubs.

The area proves popular with commuters seeking access via surrounding road and motorway networks to centres of business throughout the central belt and two main line rail links provide express services to both Glasgow and Edinburgh. There are also a wide range of sporting, leisure and recreational activities within the area from

horse riding to swimming, golf to bowling, as well as numerous restaurants and places of interest. Outdoor pursuits are well catered for with Muiravonside and Beecraigs country parks on your doorstep.

### KEY FEATURES

- \* Spacious 3 Bedroom Semi Detached Villa
- \* Superb Setting On Edge Of Village
- \* Sought-After Address
- \* Private Gardens & Driveway
- \* Large Lounge & Kitchen/Dining room
- \* WC & Family Bathroom
- \* Double Glazing & Electric Storage Heating
- \* Ideal Home For Growing Family

### DRIVE & GARDENS

Externally, the property features an enclosed rear garden backing onto open countryside, perfect for enjoying the outdoors. The lawned gardens to the front includes a 2-car driveway.

### EXTRAS

All fitted floor coverings are included in the sale.

### INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 0800 999 1565.

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### PROPERTY TO SELL?

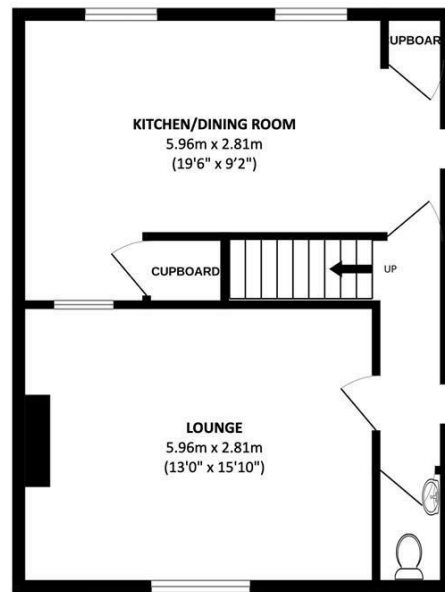
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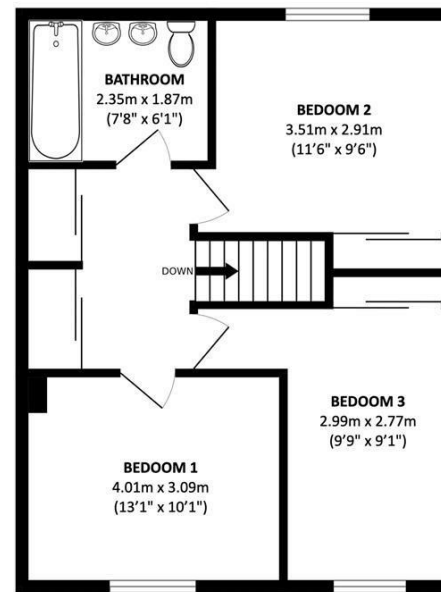
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GROUND FLOOR



1ST FLOOR




TOTAL FLOOR AREA : 1023sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		39
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

To view this property call Colin Jenkins on 0800 999 1565





Colin Jenkins

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