




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

9 Woodside Terrace

BRIDGEND, WEST LOTHIAN, EH49 6PG



AREA

BRIDGEND

WEST LoTHIAN

The village of Bridgend lies a few minutes drive outside the historic town of Linlithgow. The village boasts its own shop, primary school, community centre and golf course.

Nearby Linlithgow, the birthplace of Mary Queen of Scots, is characterised by its 15th Century palace, majestically situated in the centre of Linlithgow, beside the 15th Century St Michael's Kirk, and overlooks the peel (park) and loch. The loch has been designated a Site of Special Scientific Interest. Linlithgow boasts impressive amenities, including a modest retail park, supermarkets, a public library, health centre, leisure centre, pubs, and restaurants. The Union Canal, Linlithgow Loch, Beecraigs and Muiravonside Country Parks offer scenic walks, watersports, and other outdoor activities, while the town hosts several sports clubs. Linlithgow is an ideal commuter base and benefits from immediate access to the motorway and mainline rail links.





9

WOODSIDE TERRACE

BRIDGEND



McEwan Fraser is delighted to present this stylish and extended three bedroom mid terrace house to the market. The property has been upgraded to an excellent standard and would make an ideal starter home for a first-time buyer or young family.

The accommodation is focused towards a hugely spacious open plan lounge/kitchen/dining room which benefits from a dual aspect and abundant natural light. There is ample floor space for a variety of different furniture configurations giving the purchaser plenty of flexibility to create the space they need. The kitchen has an excellent selection of base and wall mounted units with contrasting worktops and splash-back, with integrated appliances which include a five-burner gas hob and electric oven, fridge freezer, dishwasher and washing machine. The flooring is oak within the kitchen area and neutral carpet in the lounge. There is a door off the kitchen which leads to the rear garden.

There is a bedroom on the ground floor and two double bedrooms on the upper floor, all boast carpet flooring and two of the bedrooms benefit from fitted wardrobes.

The sleek and modern bathroom has ceramic tiled flooring and partial tiling to the walls, vanity units, WC, wash hand basin, bath with mains fed shower over and glazed screen.

Externally the property boasts mature private gardens to front and rear which are mainly laid to lawn.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.95m (19'6") x 3.00m (9'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	5.05m (16'7") x 2.80m (9'2")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.10m (10'2") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.65m (5'5")

Gross internal floor area (m²): 91m²

EPC Rating: D





McEwan Fraser Legal


Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.




 Text and description
MICHAEL MCMULLAN
 Surveyor


 Professional photography
LEIGH ROLLO
 Photographer


 Layout graphics and design
ALAN SUTHERLAND
 Designer