



6 Barkhill Road, Linlithgow

Offers Over £165,000



6 Barkhill Road

Linlithgow

Welcome to Barkhill Road, a well presented and neutrally decorated home, ideal for buyers seeking a light, modern property that is ready to move into.

Internally, you are welcomed into a porch like area, that is the perfect buffer separating the indoor from the outdoors. From here, you are greeted with a bright and spacious lounge, offering a comfortable living space, featuring white walls with decorative coving and a combination of light Oak, laminate flooring, that runs throughout, the ground floor, creating a seamless flow, stylishly complemented by darker wood accents. The staircase is neatly positioned within the living room, leading to the first floor. The room offers a blank canvas and is open plan to the kitchen area, enhancing the sense of space and light.

The kitchen sits to the rear of the property and provides direct access to the back garden. Featuring sleek white cabinetry, white walls and a charming, tiled splashback that adds character while remaining neutral. There is ample worktop and cupboard space, along with designated space for a washing machine and fridge freezer.

Upstairs, the property continues to impress with two generously sized bedrooms, both benefiting from natural light and built-in storage. Both bedrooms can comfortably accommodate a double size bed and offers space for freestanding furniture.



Centrally located on the first floor is the bathroom, which features a large built-in double shower. The space is finished in neutral white and grey tones, with dark laminate flooring that is both stylish and easy to maintain, offering a clean, contemporary feel throughout.

Externally, the property enjoys a shared communal rear garden, adding to the practicality of the home and giving you an outdoor space to enjoy.

Barkhill Road is located within a thriving and highly sought after area of the town, offering the charm of a traditional Scottish community alongside excellent modern amenities. Families are well served by highly regarded local schools, including Linlithgow Primary School, St Joseph's Primary School, and Linlithgow Academy, all within walking distance. The property is conveniently located near a short walk away from Linlithgow High Street, with the Union Canal also close by, providing scenic walking and cycling routes. This location is ideal for families and professionals seeking a well connected home with strong local amenities and attractive outdoor spaces.

Overall, the property is a bright, well maintained property with neutral décor throughout, offering comfortable living space and excellent storage options for practical living. It offers a great blank canvas for new owners to add their own stamp and make it their own.

Home Report Value: £170,000

Approx: 61 sq.m / 656.59 sq ft

Council Tax Band: D

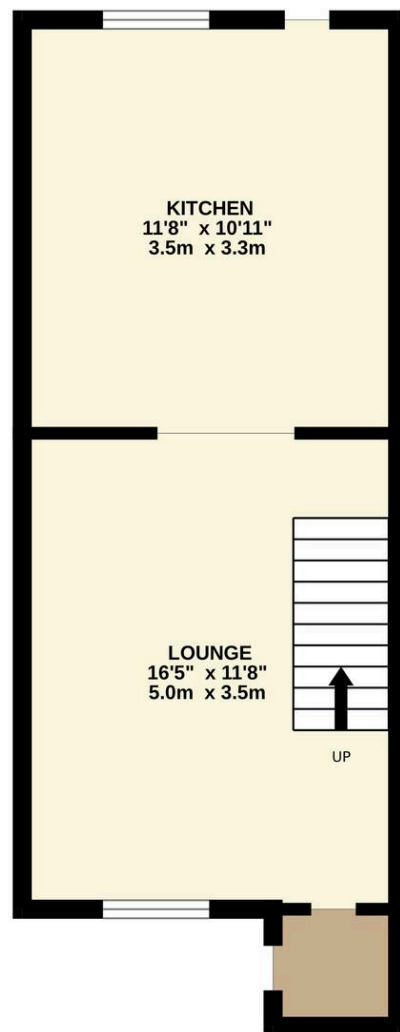
EPC rating: D

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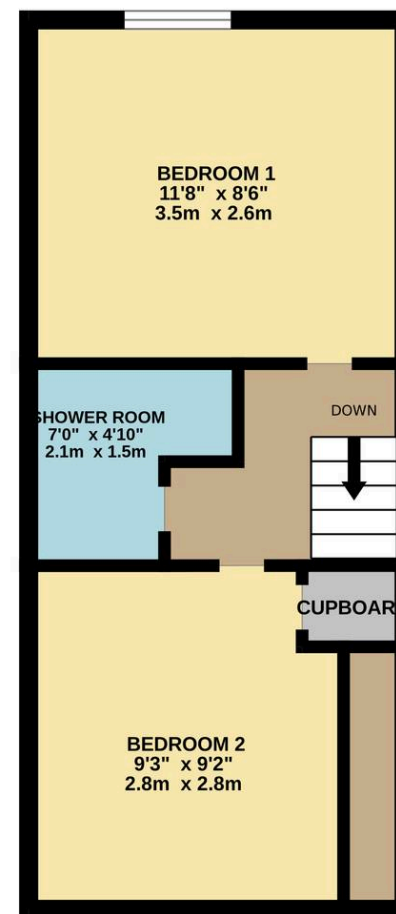




GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

