

Turpie
&Co



6b Lochside Mews, Linlithgow

Visit www.turpies.com
or telephone 01506 668448



6b

Lochside Mews, Linlithgow



A stone's throw from Linlithgow Loch, Palace, and High Street, this is an immaculate two-bedroom first-floor modern apartment in a coveted location.

Set within a desirable courtyard development enjoying shared landscaped grounds, the spacious and bright accommodation includes a dual-aspect carpeted dining living room; a stylish L-shaped contemporary kitchen; two generously proportioned and comfortable double bedrooms both featuring built-in storage and one with an en-suite shower room; and a family bathroom complete with LED mirror, hidden cistern WC, washbasin, and bath with a wall-mounted shower.

Positioned in the very heart of this charming Royal Burgh and less than a ten-minute walk from Linlithgow Train Station, this home will appeal to first-time buyers and investors alike.

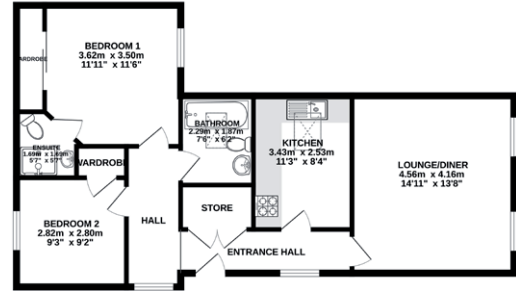
What's special about this house

- Modern two-bedroom apartment in turn-key condition and enjoying a superb Loch side location.
- Light-filled dual-aspect carpeted lounge with an appealing neutral décor and generous footprint.
- Sizeable L-shaped kitchen boasting wall and floor units in a soft grey hue, black worktops, mosaic tiled splashback, and an integrated oven, extractor hood, and gas hob.
- Spacious principal double bedroom with a bespoke built-in wardrobe and a stylish en-suite shower room.
- Well-appointed family bathroom featuring a chrome towel radiator, LED mirror, hidden cistern WC, washbasin, and bath with a wall-mounted shower.
- Shared landscaped grounds with patio area and drying green.
- An exclusive residential development within walking distance of this historical town and its local amenities, schooling, transport links, and green space.



Location and Amenities

- Desirable residential setting minutes from Linlithgow High Street and Loch.
- A historic town centre complete with charming wynds and closes, Linlithgow has an array of stores, bars, cafès, and restaurants to enjoy. The town also benefits from a popular retail park.
- Ideal commuter location near the M9 with access to Edinburgh (19 miles) and Glasgow (33 miles).
- Edinburgh Airport is just 12.4 miles away.
- Excellent opportunities to explore the great outdoors at Beecraigs Country Park, Linlithgow Canal Centre, Linlithgow Golf Club, Linlithgow Loch, and the John Muir Way.
- Fantastic attractions to discover include those at Linlithgow Palace, House of the Binns, Hopetoun House, and Blackness Castle.
- Xcite Linlithgow has a swimming pool, multi-use sports hall, sauna, and fitness centre whilst Linlithgow Sports Club includes tennis courts and outdoor bowls facilities.
- A popular Artisan Market is held on the first Saturday of the month and features fine local produce and gifts.



TOTAL FLOOR AREA: 109.6 sq.m. (749 sq.ft.) approx.
Made with SmartDraw 2024



Dimensions:

Ground Floor –

Lounge/Diner	4.56 x 4.16m
Kitchen	3.43 x 2.53m
Bedroom 1	3.62 x 3.50m
Bedroom 2	2.82 x 2.80m

Extras

All flooring covering, light fittings, blinds, curtains are included.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Experience modern living at its finest in this immaculate two-bedroom apartment, just steps from Linlithgow’s iconic landmarks and amenities.”

Home Report valuation	£325,000
Internal floor area	70m ²
School catchment	Low Port and Linlithgow Primary Schools, Linlithgow Academy Secondary School
Council tax band	Band E
EPC band	Band C
Train station	Linlithgow Railway 0.5 mile Birkhill 3.8 miles

Turpie Co

Pioneers in Property



Gillian Greenwell
Director