



High Street, Linlithgow, West Lothian

**Fixed Price: £118,000**



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Freshly decorated and newly carpeted traditional apartment in an excellent central position within the Royal Burgh of Linlithgow, ideal for first-time buyers and investors alike. EPC=D

### Full Description

The accommodation comprises: entrance hall, spacious lounge with coving and fireplace, kitchen with base and wall mounted units incorporating several display cabinets, 1 1/2 stainless steel sink and drainer, freestanding electric cooker with double oven and ceramic hob, washing machine which are all included in the price along with the carpets and blinds throughout. Bedroom 1 is of a double size and located to the rear of the property and bedroom 2 to the front of the property with high street outlook. Bathroom with WC, wash-hand basin and bath with electric shower over, wood paneling. The property benefits from gas central heating provided by a combination boiler and is double glazed.

### Location

The Historic Royal Burgh of Linlithgow allows commuting to Edinburgh/Glasgow via M80/M9 motorway network whilst the mainline train station provides a regular service to Edinburgh, Stirling and Glasgow.

Educational facilities are provided at a range of primary schools and Linlithgow Academy.

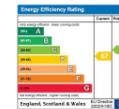
The town itself offers recreational pursuits to include golf, fishing, tennis, rugby, walks, water sports at Linlithgow Loch and boat trips on the Union Canal.

A highlight of the town is Linlithgow Palace, birthplace of Mary Queen of Scots.

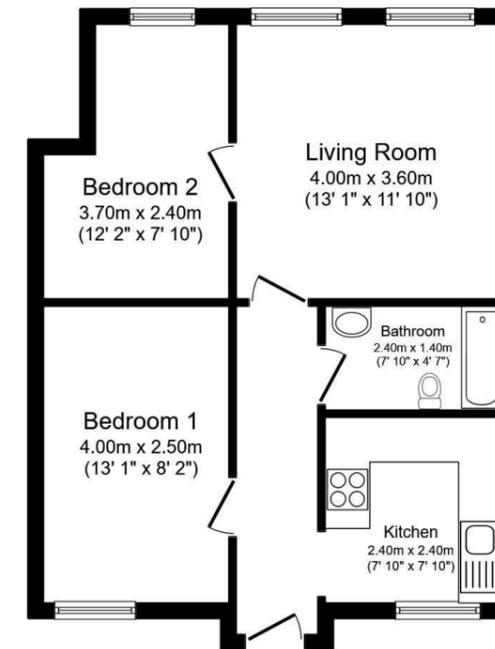
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. No to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floor Plan

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Total floor area 48.0 sq. m. (517 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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