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# THE BEECH TREE

## LINLITHGOW

£198,500

Nestled close by the charming town of Linlithgow, this delightful two-bedroom apartment conversion offers a perfect blend of modern living and historical character. Spanning an impressive 646 square feet, the property is designed to provide a comfortable and inviting atmosphere for its residents.

Upon entering, you will be greeted by a spacious layout that maximises natural light, creating a warm and welcoming environment. The living area is ideal for both relaxation and entertaining, while the well-appointed kitchen provides all the necessary amenities for culinary enthusiasts. The two bedrooms are generously sized, offering ample space for rest and personalisation.

The apartment's conversion has retained many original features, adding a unique charm that sets it apart from typical modern developments. Residents will appreciate the convenience of living in a vibrant community, with local shops, cafes, and parks just a stone's throw away. Linlithgow is well-known for its rich history, including the stunning Linlithgow Palace, which is a short walk from your doorstep.

#### Description

AMAZING RESULTSI<sup>™</sup> Estate Agents is pleased to offer to the market a two bedroom home in a stunning location looking out to the vast country-side. The property is set in shared garden grounds with its own specific lawn area. It boasts parking for two cars in the driveway plus further allocated parking spaces under the designated carport opposite the rear of the house. The home entrance has limestone flooring and all upper level has hardwood flooring. A recently installed wet-room adds a luxurious touch to this property. Newly installed double glazing in both bedrooms.

The property boasts a beautiful lounge/diner and open plan kitchen with an outlook to the countryside. Two good sized bedrooms with cupboard space make this the perfect choice for either a starting home or professionals seeking to commute to any of the outlying areas or cities.

There is significant storage space externally.

#### Situation

The Beech Tree is surrounded by rolling countryside on the outskirts of the delightful, historic town of Linlithgow approximately 2.5 miles from the historic Royal Burgh offering a wide range of local shops, pubs, supermarkets, banks, hairdressers and restaurants. The area provides excellent road links to Fife, central Scotland and beyond. The railway station at Linlithgow offers regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

There are plenty of countryside walks in and around the surrounding area as well as Linlithgow Loch and Linlithgow Palace for enjoying days out. Local primary schools can be found in Linlithgow with secondary education found at the well renowned Linlithgow Academy.

#### L-shaped lounge/diner

This stunning room has beautiful views across the courtyard terrace towards sprawling countryside. Three windows to the rear with further Velux window to side offering significant natural light. Two radiators are in situ (property is gas centrally heated).

#### Kitchen

The kitchen is open plan and leads to a dining/lounge area. The kitchen is modern with all appliances including dishwasher; washing machine; fridge/freezer.

#### Bedrooms

Two decently proportioned bedrooms with ample space for a kingsize bed and furniture.

#### Interested in viewing this home?

Viewing by appointment. Call your local Estate Agent, Lynda Wilson to see this property. 0800 999 1565 | 07809 330678.

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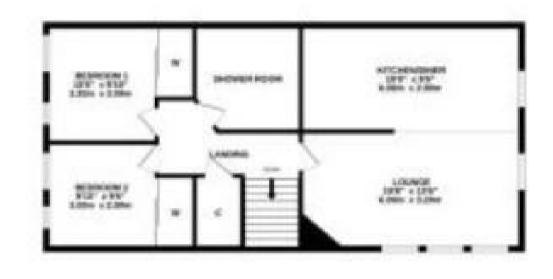
#### Box room

On immediate entrance to the property via a timber door with twin gazed panels, a storage box-room is located which contains combiboiler, fuse box and meter. A hatch to roof space also exists.

#### Want to arrange a viewing?

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	Current	Potential		Current	Potenti
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
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(81-91) B			(81-91)		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)			(39-54)		
(21-38)			(21-38)		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		

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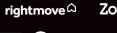
### Lynda Wilson Professional Estate Agent

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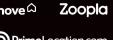
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