



THE BEECH TREE

THE BEECH TREE LINLITHGOW | OFFERS OVER £198,500

07809 330678

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

  
**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS





# 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 RESULTS!™ 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 king-size 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.

### Mortgage advice

Want to make sure you are getting the best mortgage rate? Our trusted mortgage experts can compare 1,000's of great mortgage deals for you. It's fee-free independent mortgage advice that could save you time and money.

### Property to sell?

Get a no obligation property valuation with your local expert, Lynda Wilson today on 07809 330678, or book a FREE valuation online at AMAZINGRESULTS.com.

Awarded Scotland's 'Top Performer' by GetAgent.co.uk and with more than 100+ Google 5-Star Customer Reviews, we're an experienced team you can trust us to get the best possible price, in the shortest possible time with highly competitive marketing & sales packages tailored to your needs. Open until 8pm, 7 days a week.

AMAZING Service. Extraordinary RESULTS!™

### Box room

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

### Want to arrange a viewing?

Viewing by appointment, please call your local Estate Agent Lynda Wilson to see this home., 07809330678 To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online, please visit AMAZING RESULTS!™ website.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

To view this property call **AMAZING RESULTS!™** on 07809 330678





Lynda Wilson  
Professional Estate Agent  
0800 999 1565 (office)  
07809 330678 (mobile)  
lynda@AMAZINGRESULTS.com



rightmove

Zoopla

s1homes.com

PrimeLocation.com

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

Viewing is strictly by appointment through AMAZING RESULTS!™ on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0800 999 1565. Interested in a NEW career? Visit [joinAMAZINGRESULTS.com](http://joinAMAZINGRESULTS.com)