

58 High Street

LINLITHGOW, WEST LOTHIAN, EH49 7AQ



Fantastic first-time buyer or investor opportunity, perfectly placed within walking distance to Linlithgow railway station and lots of local amenities.



0131 524 9797



www.mcewanfraserlegal.co.uk

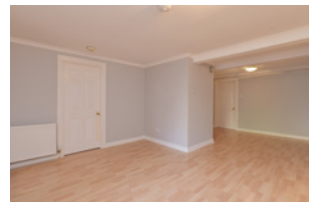


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present to the market this delightful one-bedroom basement flat. Located just off Linlithgow High Street, it is perfectly positioned for all local amenities and just a minute's walk from Linlithgow Railway Station. The flat is tastefully decorated throughout and presented to the market in immaculate condition, ready for immediate occupancy.

THE LIVING/DINING ROOM



Upon entering, the vestibule leads to an open stairwell, bathed in natural light from a well-placed window. An internal door leads to the impressive open-plan living space, which includes a living room, kitchen, and dining area, all with laminate flooring throughout. The spacious living area boasts a large window with a window seat overlooking the garden.

THE KITCHEN & UTILITY



The kitchen is fitted with light wood base and wall units, complemented by a stylish work surface and splashback. Included in the sale are an integrated electric oven, gas hob, washer/dryer, and fridge. The dining area at the rear of the property provides ample space for a dining table and chairs, as well as a large walk-in storage cupboard.





Off the hallway, there is a contemporary shower room, featuring a shower cubicle with a wet wall, a two-piece white suite comprising a WC and wash hand basin, and fully tiled walls. The spacious double bedroom, located at the front of the property, overlooks the garden and features generous mirrored wardrobes with ample space for a double bed and additional freestanding furniture.

THE SHOWER ROOM



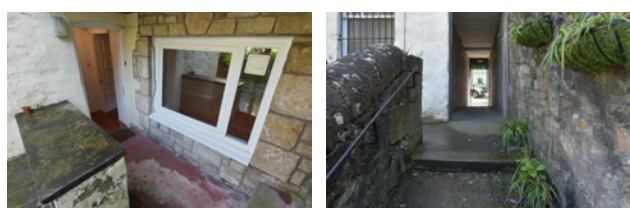
THE BEDROOM



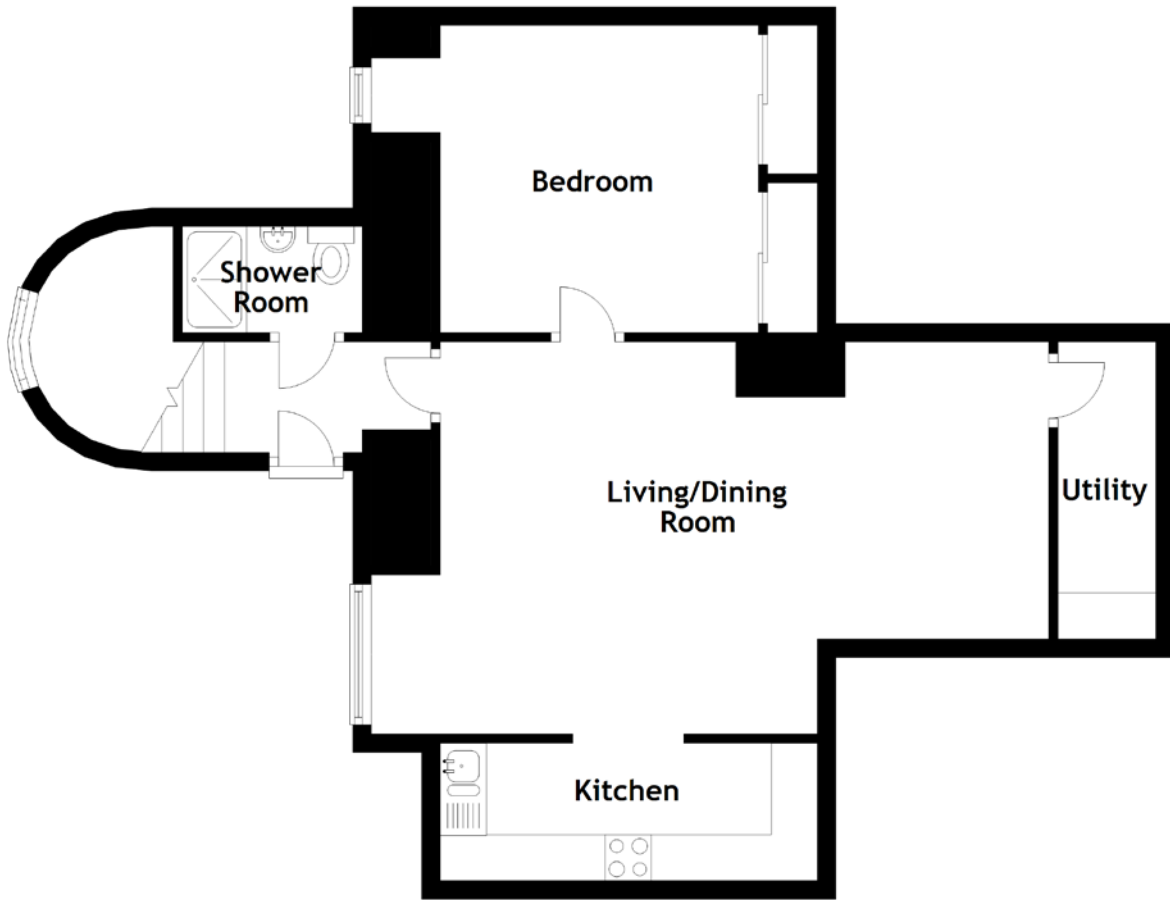
Externally, the flat benefits from a private garden space at the rear. The slabbed patio area provides a tranquil setting for al fresco dining, and the low-maintenance slabbed drying area adds convenience.

This delightful flat combines contemporary living with a prime location, offering the perfect home for a first-time buyer or a savvy investor. Early viewing is advised.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



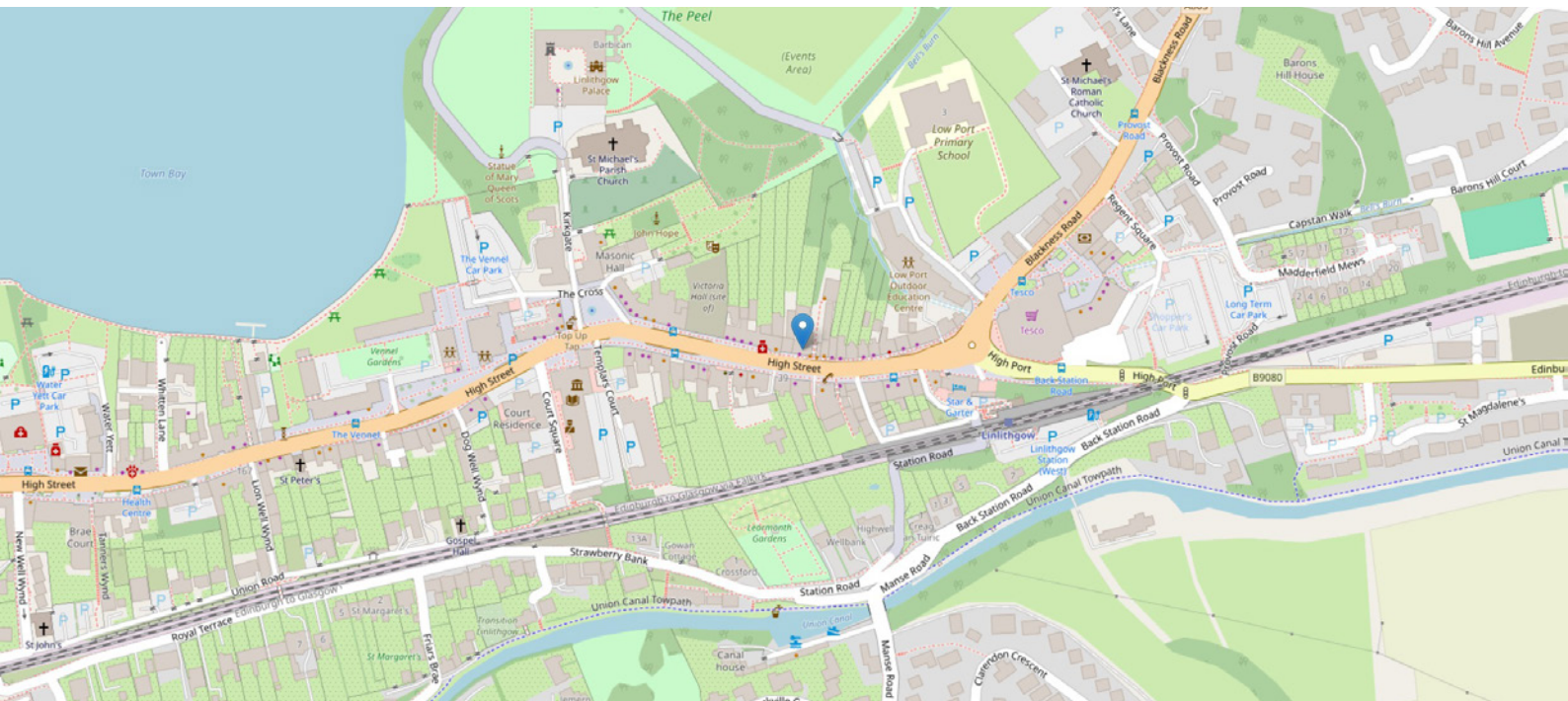
Approximate Dimensions (Taken from the widest point)

Living/Dining Room 6.60m (21'8") x 4.25m (13'11")
 Kitchen 4.09m (13'5") x 1.49m (4'11")
 Utility 3.22m (10'7") x 1.06m (3'6")

Bedroom
 Shower Room

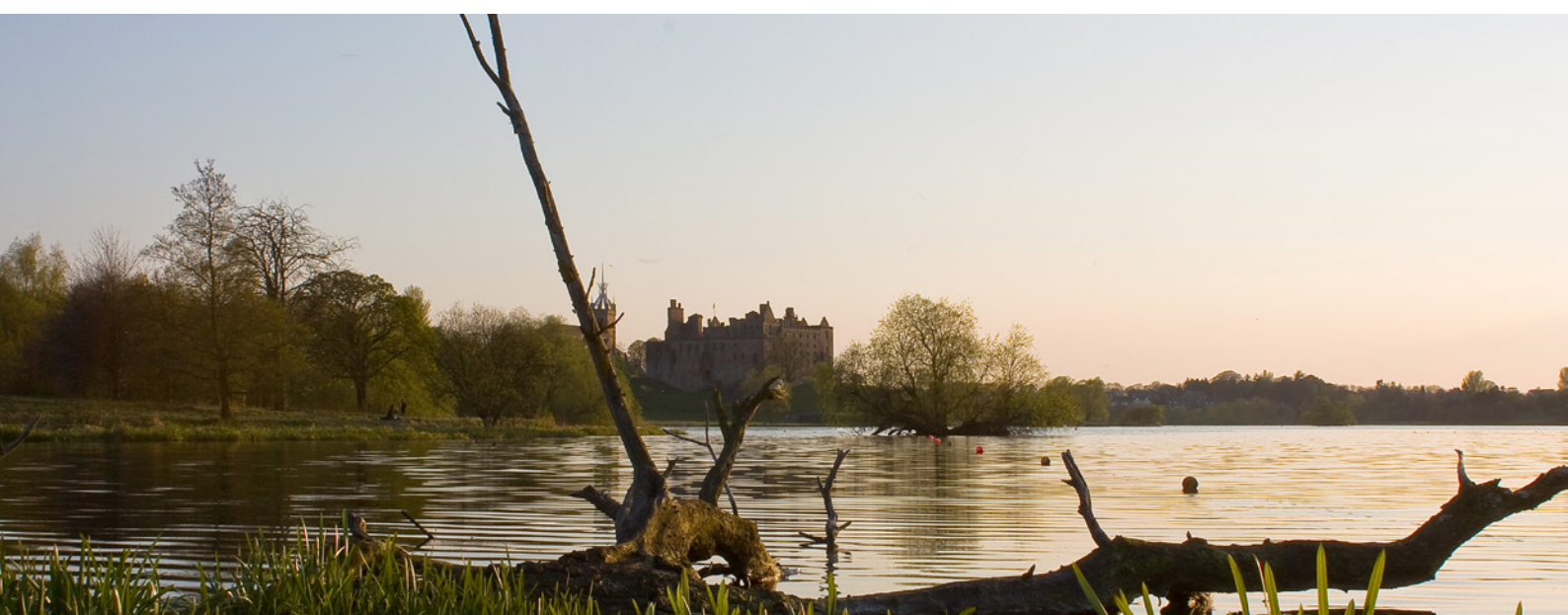
3.45m (11'4") x 3.33m (10'11")
 1.95m (6'5") x 1.15m (3'9")

Gross internal floor area (m²): 55m²
 EPC Rating: D



THE LOCATION

Linlithgow is the county town of West Lothian. It is a particularly well-served town enjoying every possible shopping facility ranging from small corner shops to large supermarkets. It also has a full range of banking, building societies and Post Office services. Such is its appeal that shoppers travel from miles around to take advantage of the facilities and pleasant shopping environment. However, should more extensive shopping facilities be required, they can be found very easily at nearby Falkirk or at the far end of the M9 in the city of Edinburgh.





Places of interest include Linlithgow Palace and its Loch, a popular tourist attraction, which was the birthplace of Mary Queen of Scots. Leisure wise the choice is exceptional with a gym, swimming facilities, tennis and cricket clubs, two golf courses and a football and rugby stadium. In addition, there is also a wide choice of bars, bistros and restaurants.

The M9 gives swift and easy access to Edinburgh and throughout the central belt. For those seeking an alternative method of transport, Linlithgow has its own railway station with frequent services, and an approximate travel time of fifteen minutes into Edinburgh and thirty-five minutes into Glasgow.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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EMMA LYNCH
Surveyor



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ALLY CLARK
Designer

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