

27 Philip Avenue, Linlithgow

West Lothian





4 Beds | 2 Baths | 149m²

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27 Philip Avenue

Rarely available to the market and nestled in a sought-after cul-de-sac, this 4-bedroom home offers spacious and flexible family accommodation, presented in immaculate condition throughout. Professionally extended, with landscaped gardens, and only a few minutes from the High Street, this home will appeal to a broad spectrum of purchasers and early viewing is recommended.

The internal accommodation comprises on the ground level: entrance hall, lounge, kitchen, dining room, and shower room. Upstairs there are four double bedrooms family bathroom.

27 Philip Avenue is located within the historic Royal Burgh of Linlithgow, which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish Lowlands and has an extremely popular, bustling town centre supporting a wide range of family-run businesses offering the best of food and drink, clothing, gifts, and arts & crafts shops. Sainsbury, Tesco, and Aldi supermarkets are all represented and excellent local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow, respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.







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