

36 Philip Ave, Linlithgow

West Lothian



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Halliday Homes are proud to bring to market this charming 2 bedroom lower flat. This delightful lower flat on Philip Avenue represents an excellent opportunity for first-time buyers, downsizers, or investors looking for a well-maintained property in the historic town of Linlithgow. Early viewing is highly recommended to appreciate the convenient location and comfortable living space on offer.

Internally the accommodation comprises a welcoming entrance hallway, spacious living room, modern fitted kitchen, two well proportioned double bedrooms, and a shower room. Externally, the property benefits from a private garden, off street parking on the driveway, and access to a shared drying green.

Philip Avenue offers a tranquil retreat just moments from Linlithgow's bustling High Street. This sought after location combines peaceful residential living with convenient access to the town's rich array of amenities. Residents enjoy the best of both worlds: a quiet home environment and the vibrant community life that Linlithgow is known for, all within easy reach.







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