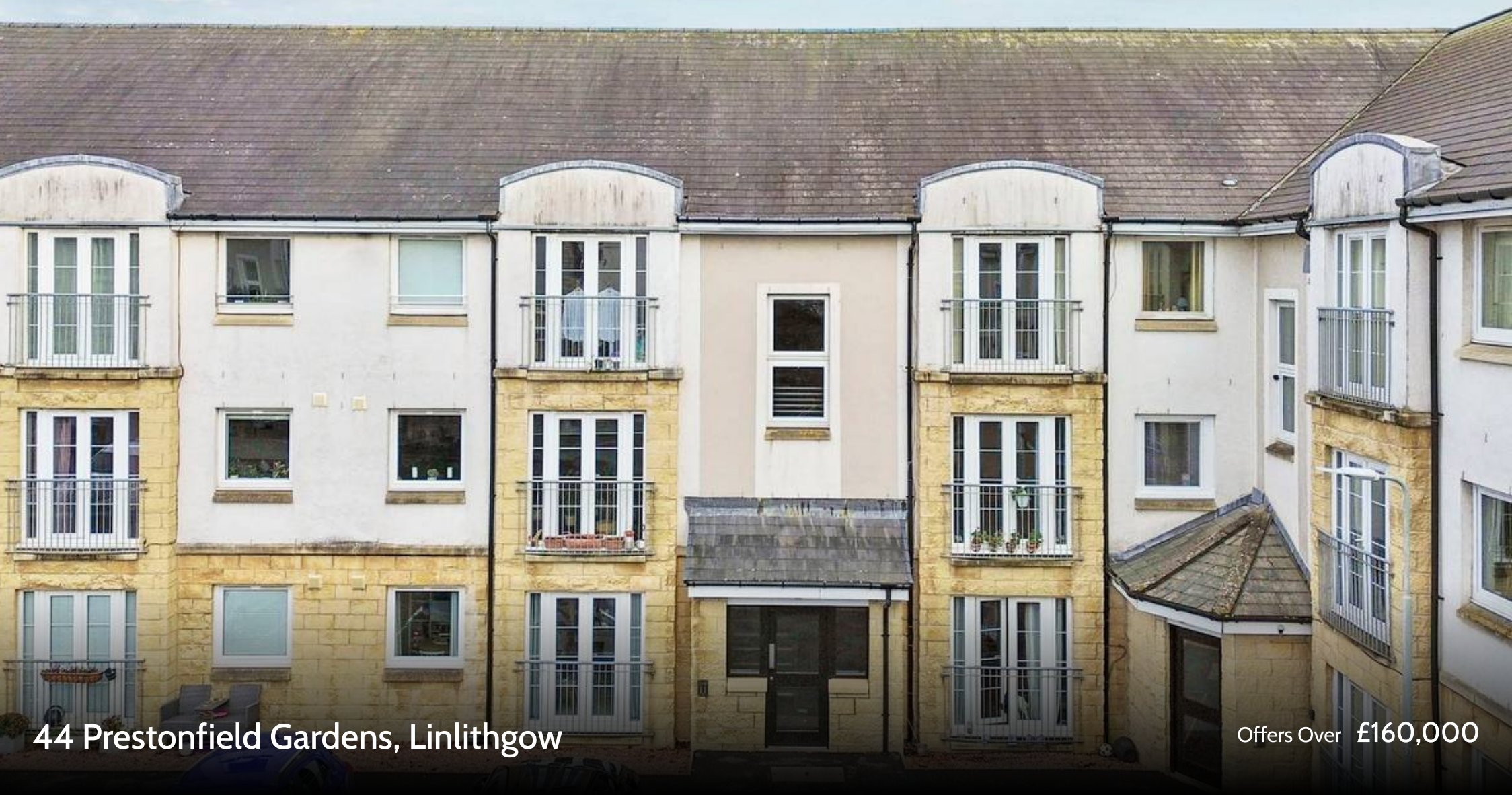




44 Prestonfield Gardens, Linlithgow

Offers Over £160,000



44 Prestonfield Gardens

Linlithgow, Linlithgow

An excellent opportunity for investors, this well-presented two-bedroom apartment is located in the highly desirable town of Linlithgow. The property is offered for sale with a reliable long standing sitting tenant in place, ensuring immediate rental income from completion.

Set within a well-maintained residential development, the apartment offers a bright and spacious layout comprising a welcoming entrance hall, generous lounge featuring a Juliet balcony, modern fitted kitchen, two well-sized bedrooms, a contemporary main bathroom, and an en-suite shower room to the principal bedroom. Additional benefits include ample storage throughout, secure entry, and resident parking.



Linlithgow remains one of West Lothian's most sought-after rental locations thanks to its excellent transport links, reputable schools, scenic surroundings, and vibrant town centre. The property is ideally situated for commuting to Edinburgh, Glasgow, Stirling and beyond via convenient road and rail connections.

This is a turnkey investment delivering stable returns in a consistently strong rental market. Early viewing is highly recommended for investors looking for a low-maintenance, income-generating addition to their portfolio.

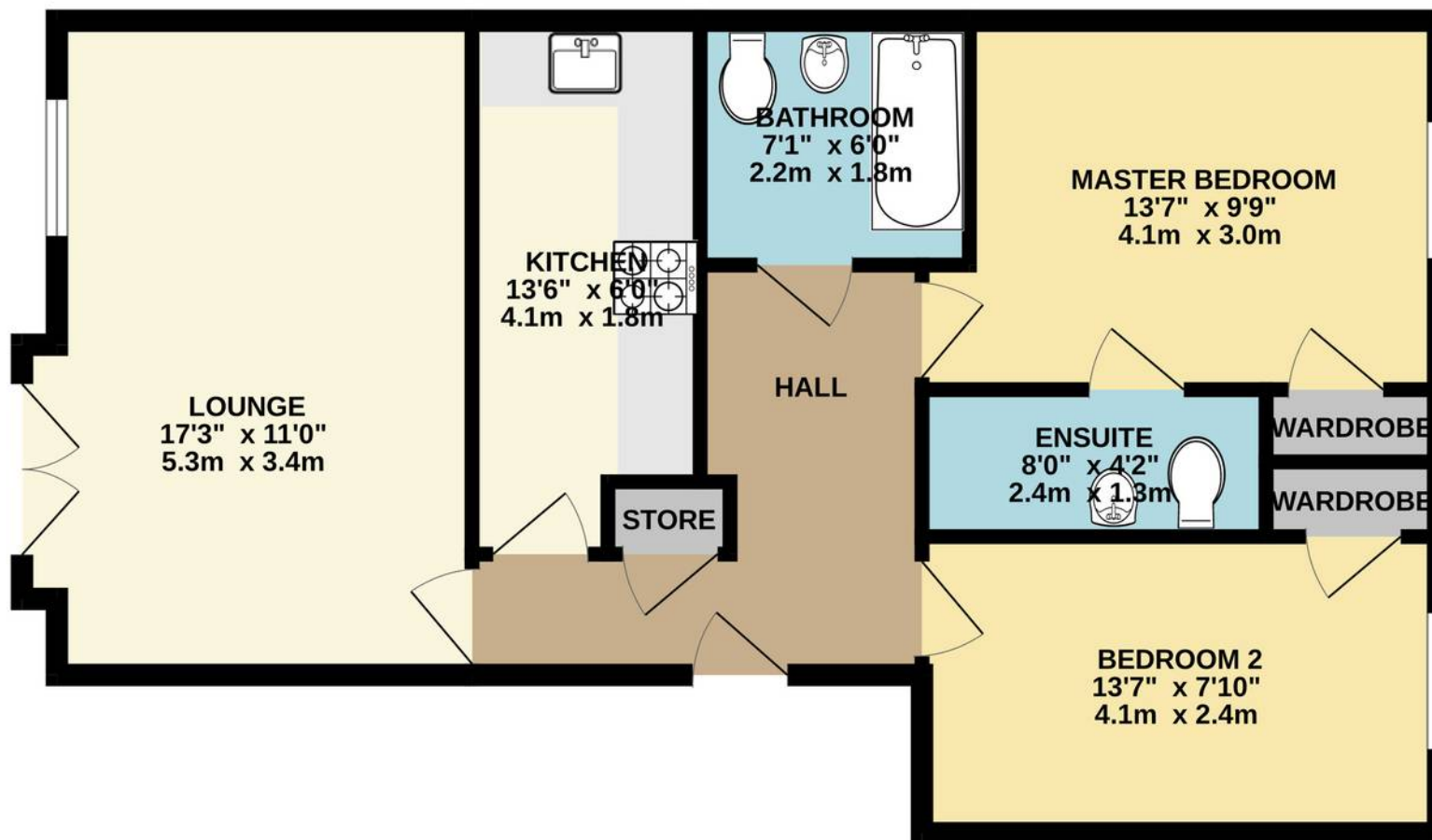
Council Tax band: D

Tenure: Freehold





GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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