

3 St Ninians Avenue, Linlithgow

West Lothian





Collection

WELCOME TO
3 St Ninians Avenue, Linlithgow

Halliday Homes Collection are delighted to present to the market 3 St Ninians Avenue, a truly unique property with expansive wrap around landscape grounds, solar panels with feed in tariff and double garage.

Internally the house is exceptionally bright and spacious, with showcasing 150m² of internal floor area. Entry from the front door opens to a tiled vestibule and following reception hall, with feature wooden staircase and doors leading to all public rooms. The public rooms, consist of a lounge, formal dining room, kitchen diner and utility room. The ground floor is completed with a guest WC. To the upper level, you are presented with the family bathroom and four generously sized bedrooms, with the principal bedroom enjoying an ensuite.



4 Bed | 3 Bath | 150sqm²

THE HOUSE

The garden grounds have been thoughtfully landscaped. To the front, which is laid mainly to lawn, there are areas of flower beds and shrubs, trees, chipped stones, and paved patio. The extensive gardens, which have been professionally landscaped in 2021 to the side and rear, and includes plants, fruit trees, areas of lawn and mature planting. The garden to the West aspect gives space to enjoy the evening sun and includes a sheltered patio area perfect for hosting evening entertainment. The chipped driveway provides ample off-street parking and wraps around to give direct access to the double garage, which has been separately built and has side door entry.

St Ninian's Avenue sits just off St Ninian's Road, right in the heart of 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 some of the best of food and drink, clothing, gifts, and arts & crafts shops. Sainsbury's, Tesco, and Aldi supermarkets are all represented and 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 M8 to Glasgow, respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.





STRIKING IMPRESSIONS

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THE HEART OF THE HOME





A CLOSER LOOK







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ALL ENQUIRIES

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