



**Linlithgow Bridge, Linlithgow | Avonmill Road | Offers Over £165,000**

Discover this charming top-floor apartment! Featuring 2 spacious bedrooms and 2 modern bathrooms. Stylish living space offering comfort and convenience.



Discover the perfect launchpad for your home-owning journey at Flat 12, 16 Avonmill Road, a splendid top-floor apartment offering fresh, neutral decor throughout its generously proportioned interiors. This Linlithgow Bridge sanctuary is a remarkable find for the discerning first-time buyer, set within the picturesque and historic town of Linlithgow.

As you step through the entrance hallway, you're greeted by two capacious storage cupboards, one housing the boiler and providing a convenient nook for shoes and coats, and the other, a perfect alcove for all your household essentials. The hallway is carpeted for a touch of cosiness.

The heart of the home is the open-plan kitchen/diner/lounge, a bright and airy expanse boasting views from the front window and the charm of a Juliette balcony. The kitchen comes equipped with sleek base and wall units, integrated oven, hob, washing machine and fridge/freezer, all complemented by smart worktops and crisp white splashback tiles, set against a practical laminate floor, a fabulous space to entertain and unwind.



Retire to the master bedroom, which features two fitted wardrobes with mirrored sliding doors, soft carpeting, and the luxury of an en-suite bathroom with a classic white three-piece suite. Bedroom 2, another generous double, offers neutral decor and fitted wardrobes, ensuring ample space for additional furnishings.

The contemporary shower room is a statement of modern living, complete with a stylish tiled finish, double shower, chic stainless steel heated towel rail, and sophisticated spotlights.

Boasting gas heating, double glazing, and loft space, this apartment doesn't stop at just internal comforts. An allocated parking space, additional visitor parking, and a convenient bin/bike store add to the practical allure of this residence. Welcome to your new chapter at Flat 12, where your first home is a testament to modern, carefree living.

Please note some images have been virtually staged for illustration purposes.

Extras: Floor coverings, window fittings, light fittings and white goods (no warranty)





Linlithgow, a historic town in West Lothian, a picturesque and culturally rich destination. It boasts a blend of historical significance and modern-day charm.

At the heart of Linlithgow lies the magnificent Linlithgow Palace. The palace, birthplace of Mary, Queen of Scots in 1542, and her father James V. The adjacent St. Michael's Parish Church, with its unique crown steeple, is another architectural gem.

The town is set around the serene Linlithgow Loch, providing a scenic backdrop and opportunities for leisurely walks and wildlife spotting. The loch is encircled by a well-maintained path, popular with locals and visitors alike for its tranquillity and beauty. Linlithgow's High Street retains a charming array of traditional shops, cafes, and restaurants, reflecting a vibrant community spirit. The Linlithgow Museum offers insight into the town's rich history.

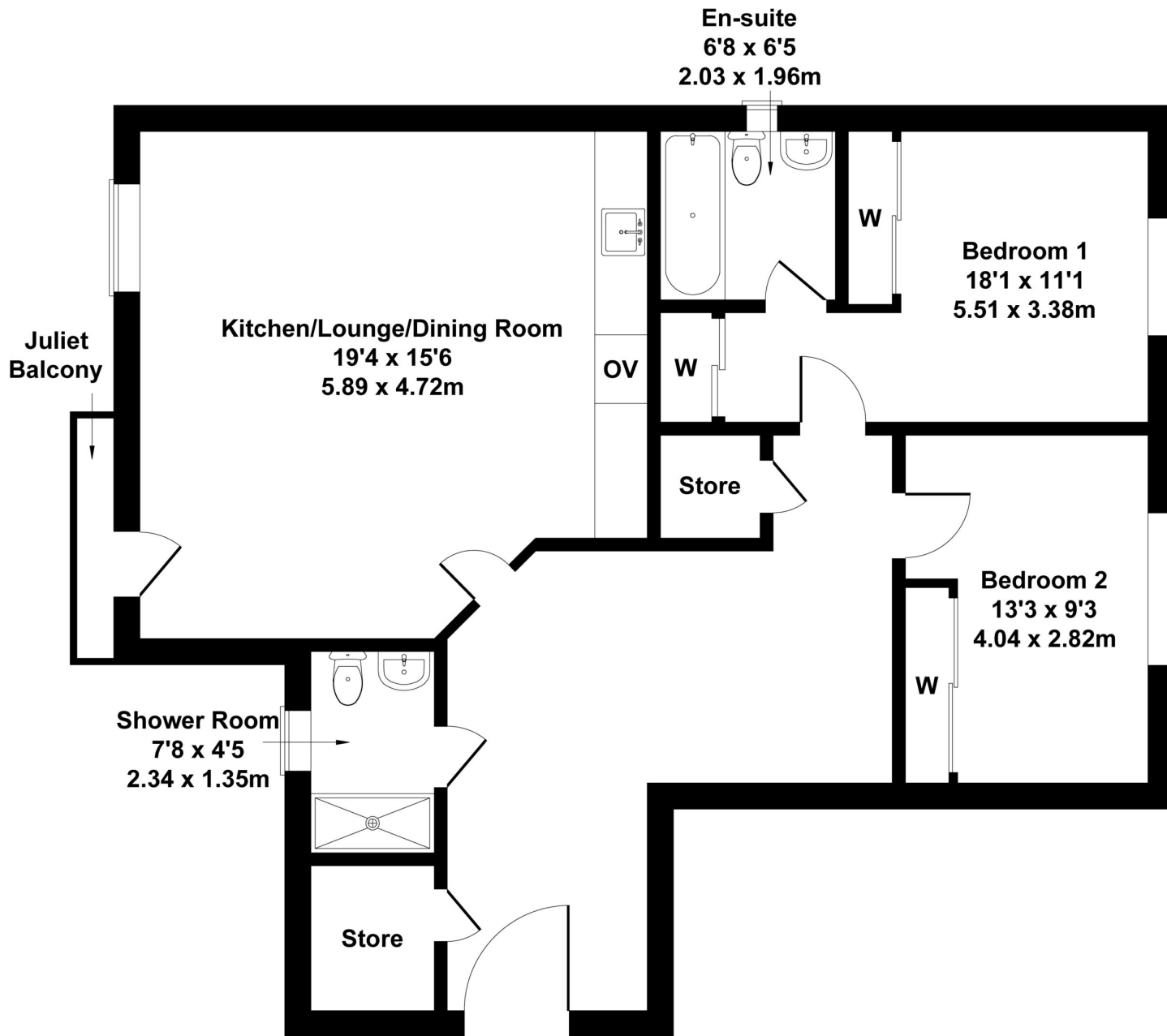
Modern Linlithgow is well connected, with excellent transport links including a railway station that ensures easy access to both Edinburgh and Glasgow. The town is also known for its lively events, such as the annual Linlithgow Marches, a historic festival dating back to the 14th century, featuring parades, music, and community celebrations.

Educationally, the town is served by several primary schools and the reputable Linlithgow Academy, known for its strong academic performance.

Linlithgow offers a gateway to the beautiful West Lothian countryside, with trails and parks ideal for walking, cycling, and enjoying nature. Beecraigs Country Park, just a short drive away, is a favourite destination for its woodlands, deer park, and panoramic views.

Linlithgow's blend of historical allure, natural beauty, and vibrant community life makes it a unique and inviting destination. Whether exploring its storied past, enjoying the local culture, or simply soaking in the scenic surroundings, Linlithgow offers a memorable experience for all who visit.





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