



BELVOIR!

The Collection

31 Madderfield Mews, Linlithgow

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Offers in excess of £190,000



Key Features

- Two Double Bedrooms
- Lounge with Juliet balcony
- Kitchen
- Family bathroom
- Secure Entry System
- EPC rating C
- Freehold





Welcome to the market this walk-in condition, well-proportioned, two-bedroom mid- floor apartment with secure entry system to the communal stairwell.

The property is perfectly located in the heart of Linlithgow, with the train station and local amenities just a short walk away.

ACCOMMODATION

Entrance Hall

Welcoming entrance hall giving access to the main living areas, the hall also has a large cupboard which houses the electric meter and fuse board.

Lounge

The South-Facing lounge enjoys a wealth of natural light leading out to the Juliet balcony. The room benefits further from carpeted flooring, ample sockets, and ample space for freestanding furniture.

Kitchen

The kitchen provides a range of wall and base units. Appliances include fridge freezer, washing machine and cooker with extractor hood all included in the sale but are not warranted.

Bedroom

A large double bedroom with carpeted flooring, sliding mirror wardrobes, and front facing window.

Bedroom

A further generously proportioned double bedroom with carpeted flooring, rear-facing window and built-in wardrobes.

Family Bathroom

Three Piece suite consisting of bath with overhead shower, wc, and wash hand basin.

EXTRAS

All fitted floor coverings, carpets, curtains and white goods as specified are included in the sale.

PARKING

The development also benefits from residents' parking with ample spaces for visitors.





The Location

Madderfield Mews 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 a very 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 and 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.



Viewing

By appointment. Please contact 01324 623523 or email sales.falkirk@belvoir.co.uk

Other

Council Tax: Band D

EPC Rating: C82

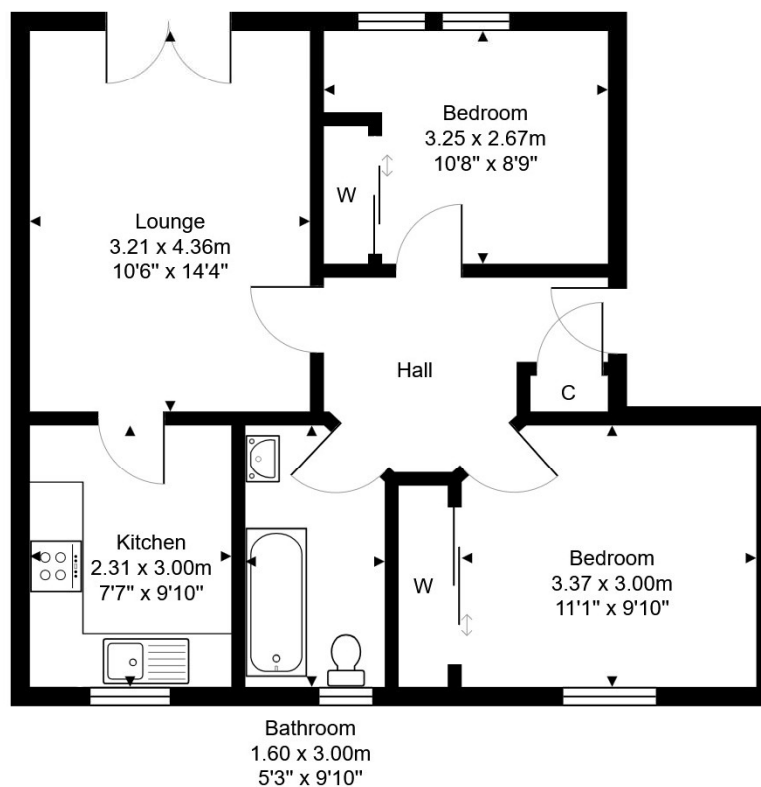
31 Madderfield Mews, Linlithgow, EH49 7HD

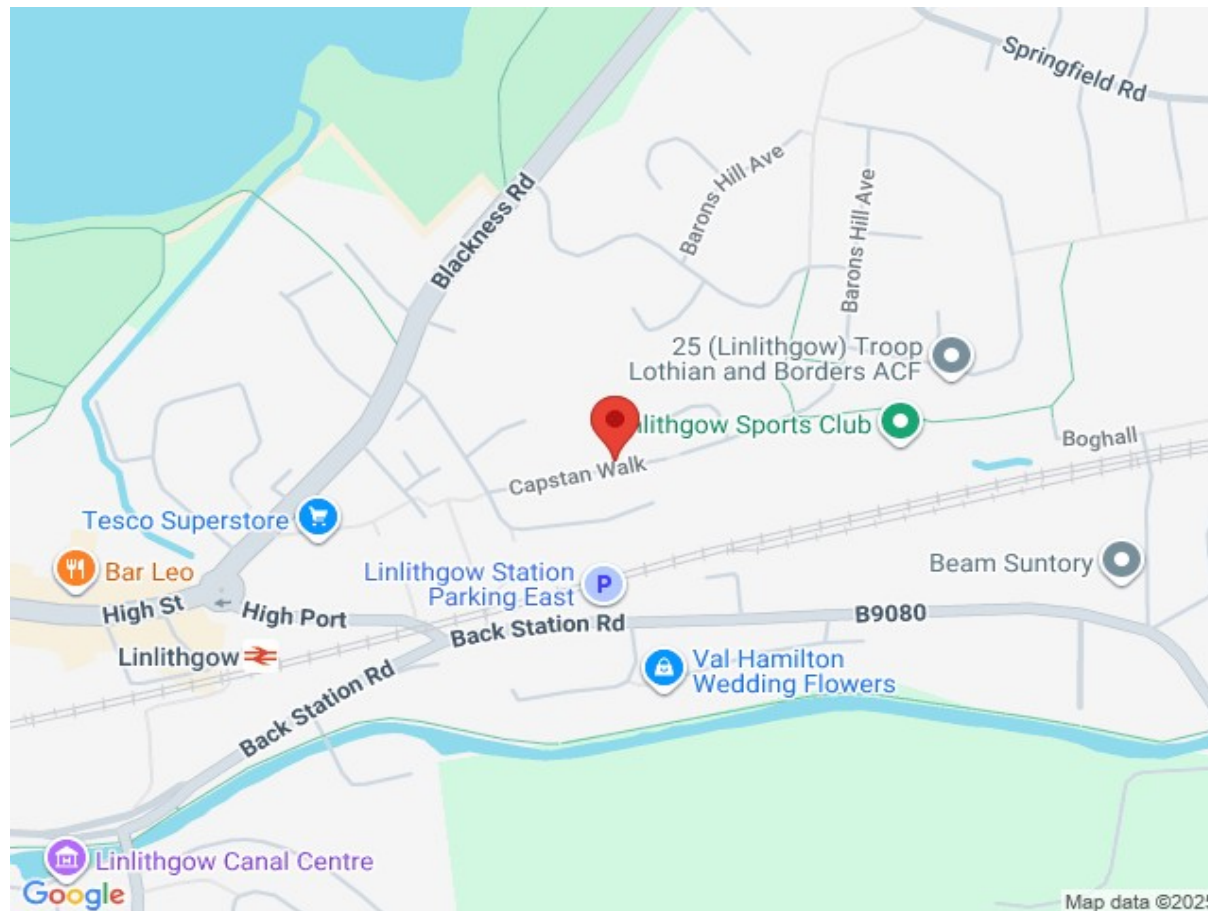
Total Area: 54.8 m² ... 590 ft²

All measurements are approximate and for display purposes only



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Belvoir Falkirk
38 Vicar Street
Falkirk
FK1 1JB

