



15 Old School Court, Linlithgow

Offers Over - £260,000



Mason Homes proudly presents this beautifully presented two-bedroom apartment, set within the highly desirable Old School Court development in the heart of Linlithgow.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylish Kitchen Diner – Contemporary layout with integrated appliances, perfect for everyday living and entertaining.
- Spacious Master Bedroom with Ensuite – A generous principal suite complete with built-in wardrobes and a modern shower room.
- Versatile Second Bedroom – Ideal as a guest room, home office, or studio space, with fitted storage and ample natural light.
- Modern Family Bathroom – Sleek design with neutral tiling, full-sized bath, and fresh finish.
- Private, Secure Development – Situated in a well-maintained residential complex with private parking and a strong sense of community.
- Highly Sought-After Location – Nestled in the heart of Linlithgow, just a short walk from the High Street, train station, Linlithgow Loch and Palace, with quick links to Edinburgh and Glasgow.



Lounge

Step into this impressively spacious lounge, where natural light pours through dual-aspect windows and French patio doors, creating a bright and uplifting atmosphere throughout the day. Finished in neutral tones and plush carpeting, the space feels serene and inviting - perfect for both relaxing evenings and entertaining guests. There's ample room for a dining setup or casual seating arrangement, while the French doors lead out to a Juliet-style balcony, offering an outlook over the town and greenery beyond. Stylish pendant lighting and a seamless flow into the kitchen area complete this modern, open-plan living space.

Kitchen Diner

Sleek, practical, and designed with flow in mind - the kitchen diner offers an effortlessly functional space that's open to the main living area yet defined enough to feel distinct. The modern kitchen is fitted with gloss cabinetry, warm wood-effect worktops, and integrated appliances, including a gas hob, washing machine, fridge freezer, oven, and extractor hood. The tiled splashback and neutral palette keep things clean and contemporary, while under-cabinet lighting adds a subtle touch of warmth. There's ample room for a dining table, making it the ideal spot for casual weekday meals or more formal entertaining - all within view of the leafy treetops just beyond the windows. Whether you're cooking, hosting, or enjoying a quiet moment, the space is designed for ease and everyday comfort.





Master Bedroom with En-suite

This calming master bedroom is a bright and tranquil space, featuring crisp white walls, soft neutral carpet underfoot, and stylish modern lighting. With integrated wardrobes and dual windows fitted with elegant plantation shutters, the room offers both comfort and practicality. The adjoining ensuite shower room is neatly designed with a contemporary white suite, tiled splashbacks, and a large glass-fronted shower cubicle, creating a functional and private retreat within the home.

Bathroom

A warm and welcoming main bathroom featuring soft yellow walls paired with earthy brown tiled accents for a homely feel. The white three-piece suite includes a full-length bathtub with chrome fittings, a wall-mounted basin, and a concealed-cistern WC. A large mirror adds depth and light to the space, while modern touches and tasteful styling make this bathroom both practical and inviting.



Bedroom Two

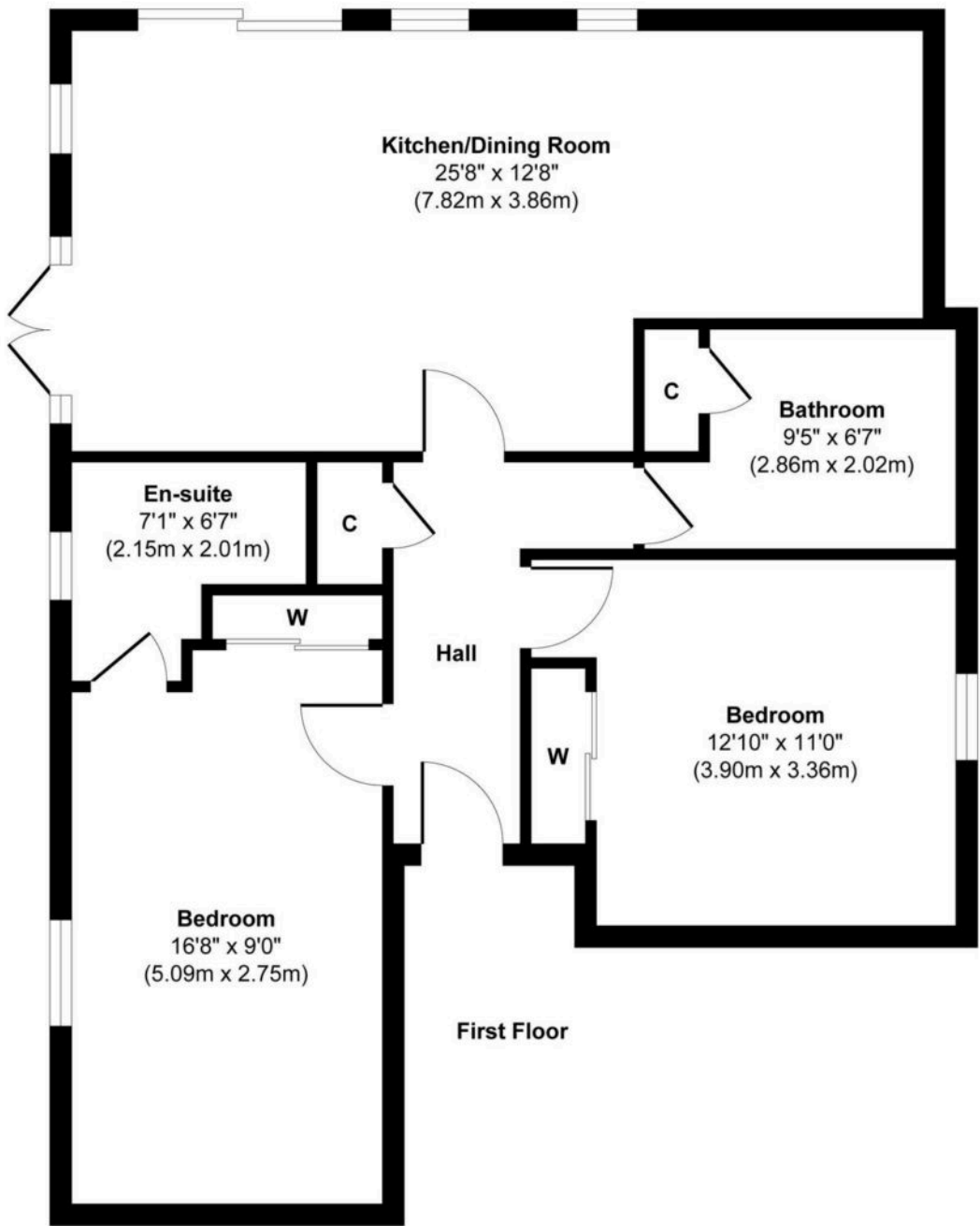
This bright and versatile second bedroom is currently used as a music studio but offers excellent flexibility for various needs – whether as a guest room, home office, or creative space. Featuring plush navy carpet, a built-in wardrobe, and a large window with white shutters, the room enjoys a calm and private outlook.







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Approx. Gross Internal Floor Area 828 sq. ft / 77.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property