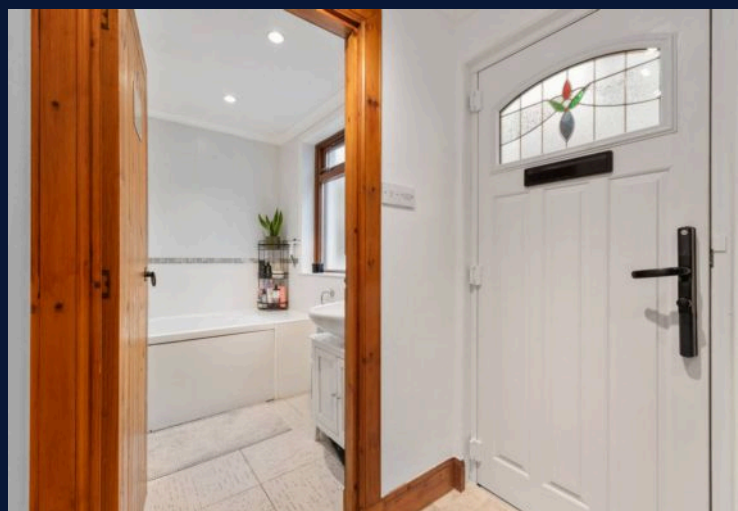




16 Avon Place, Linlithgow

Freehold

Stunning View of Linlithgow Palace • Gas Central Heating • Walking Distance to Linlithgow Train Station • Ideal first time buy or downsize • Outdoor Space perfect for those morning coffee's • Commuters Dream



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Welcome to 16 Avon Place located within the sought after locale of Strawberry Bank.

Nestled within a classic period building, this delightful **two-bedroom flat** perfectly combines traditional charm with comfortable modern living. The property boasts **impressive high ceilings** and **large sash windows**, flooding the space with natural light and creating an airy, warming atmosphere.

The **spacious living room** offers the ideal setting for relaxing or entertaining, enhanced by elegant original features such as ornate cornicing and detailed log burning fireplace. The **well-proportioned bedrooms** provide peaceful retreats, while the **modern fitted kitchen** and **contemporary bathroom** add a touch of convenience and style.

Ideally located close to local amenities, transport links, walking distance to Linlithgow train station and green spaces, this home offers both character and practicality —perfect for professionals, couples, or small families seeking a blend of tradition and comfort.



Kitchen

The kitchen offers a perfect blend of modern design and everyday practicality, thoughtfully laid out to maximise space and light. Featuring sleek cabinetry, quality worktops, gas cooker/electric hob appliances, it provides everything needed for both relaxed home cooking and entertaining guests.

Bathroom

This contemporary fully fitted bathroom has been finished to a high standard, combining style, comfort, and practicality. It features a modern white suite with a bath and overhead shower, complemented by sleek tiling and quality fittings that add a touch of sophistication.

Lounge

This beautifully presented lounge perfectly balances contemporary style with classic character. High ceilings and French doors create a bright, airy atmosphere, while original period features—such as decorative cornicing and a feature fireplace—add warmth and timeless appeal. A tasteful colour palette enhances the sense of space and light, complemented by modern finishes and thoughtful touches that bring a fresh, sophisticated feel. The generous layout provides ample room for both relaxing, entertaining and dining—making it an inviting and versatile space at the heart of the home. Whether enjoyed as a peaceful retreat or a stylish setting for guests, this lounge captures the essence of modern living within a traditional setting.





Bedroom One

A generous space to unwind and relax after a busy day—allowing plentiful space for free standing furnishings.



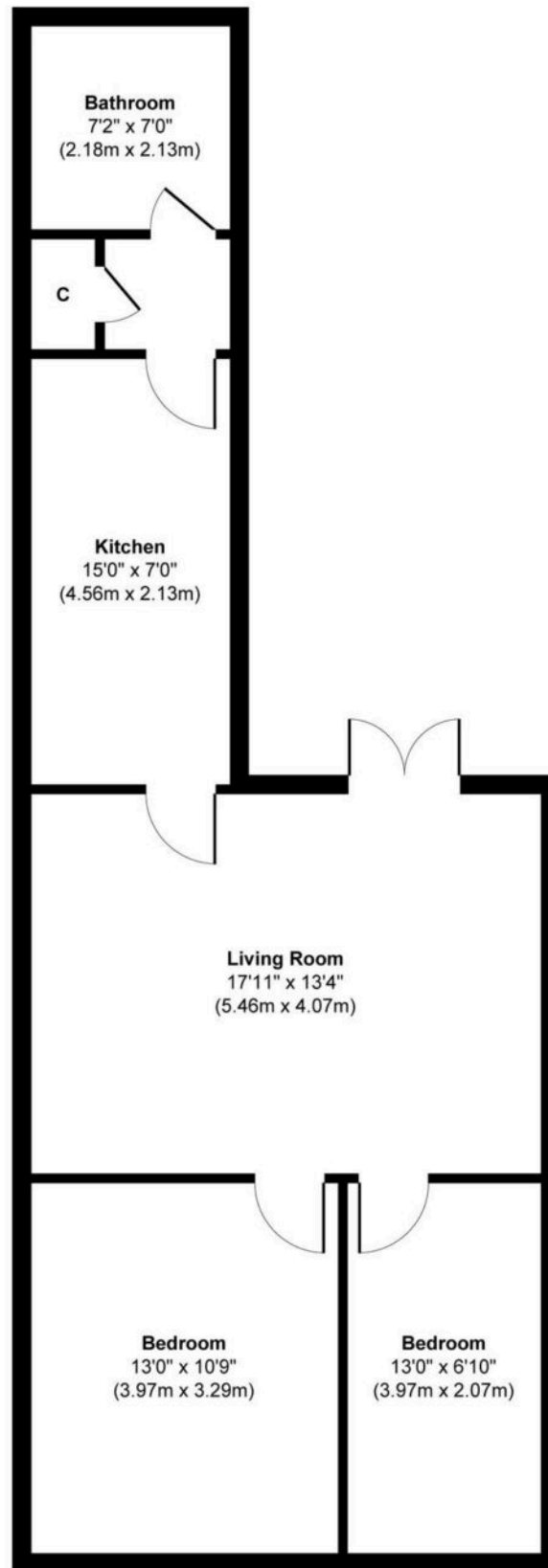
Bedroom Two

Perfect as a guest room, home office, single bedroom, offering comfort and versatility in equal measure — an inviting retreat within the home.





16 Avon Place



Floor Plan

Approx. Gross Internal Floor Area 667 sq. ft / 61.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

You can include any text here. The text can be modified upon generating your brochure.