

Peterkin & Kidd

Solicitors and Estate Agents

22

THE MALTINGS
LINLITHGOW, EH49 6DS



OFFERS OVER £145,000

22

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This ground floor flat enjoys a courtyard situation within short walking distance of the town centre, schools and Linlithgow Leisure Centre.

The communal entrance gives access to all properties. Number 22 is on the right hand side.

The property is accessed via a timber door which leads to the hall with all rooms off. Cupboard housing the tanks.

The bright living room / dining room has ample space for freestanding furniture and a window to the front overlooking the courtyard. Storage heater.

There is a modern kitchen fitted with a range of white gloss wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and Mediterranean-style tiled splashback. The ceramic hob, oven, fridge/freezer and washing machine are included in the sale but are not warranted. Window to courtyard.

Bedroom 1 is located to the rear of the property and has ample space for freestanding furniture and a built-in mirrored door wardrobe. Panel heater. Window offering open aspects.

The second double bedroom is also to the rear of the property with a built-in mirrored door wardrobe. Panel heater. Window offering open aspects.

The shower room is part-tiled and is fitted with a white 2-piece suite with a wash hand basin and WC. Separate shower cubicle with wet wall panelling and Mira Sport shower. The fittings are included in the sale.

ACCOMMODATION

Communal entrance with door entry system
Living room / dining room
Fitted kitchen
2 double bedrooms
Shower room

Electric heating, double glazing

EXTRAS

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

GARAGE AND PARKING

There is a lock-up garage adjacent to the property and communal residents parking.

SITUATION

The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beecraigs Country Park a few minutes' drive away.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.





VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
outboard.rigid.repay

OTHER

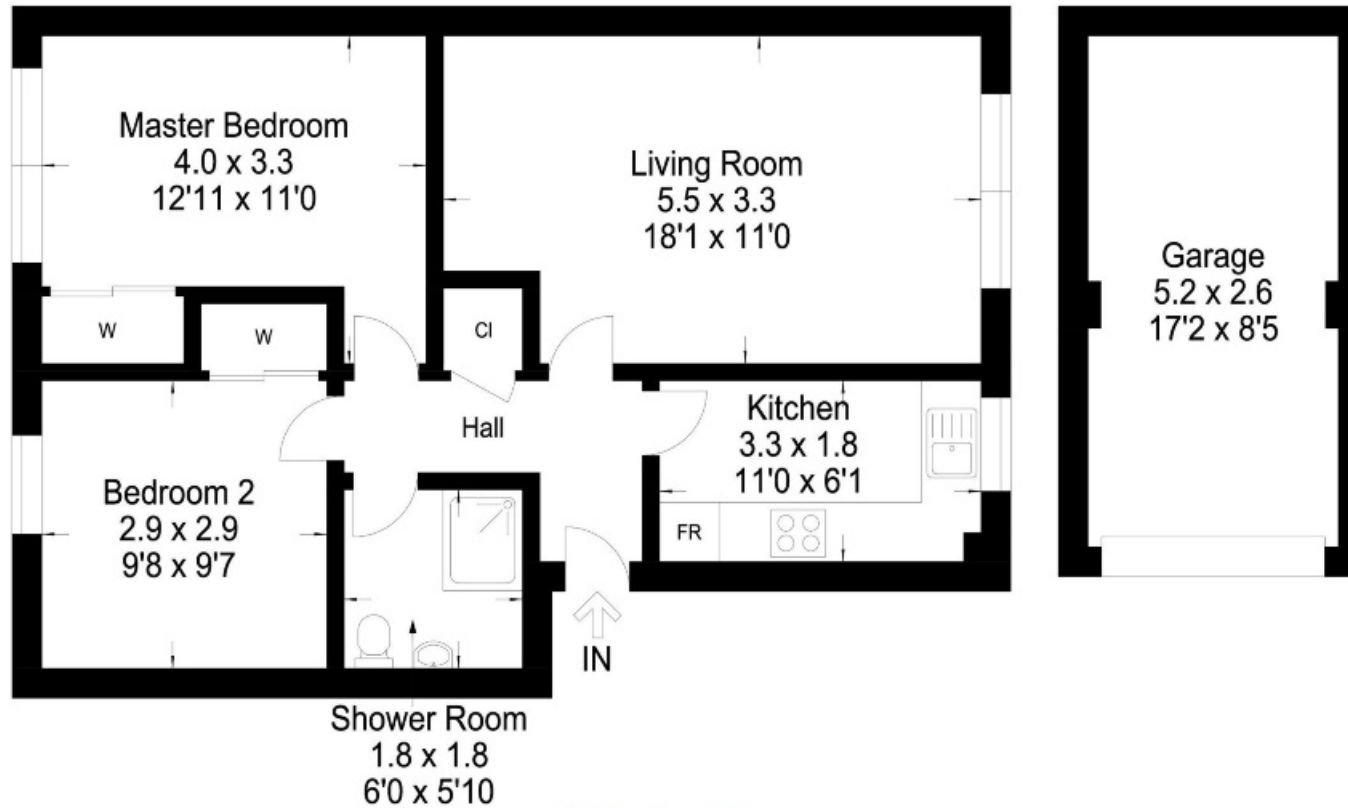
COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



VistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2024

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We can open doors for you

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