

Peterkin & Kidd

Solicitors and Estate Agents

6a

LOCHSIDE MEWS
LINLITHGOW, EH49 7EE



OFFERS OVER £318,000

6a

LOCHSIDE MEWS LINLITHGOW, EH49 7EE

Tucked away behind the High Street and bordering Linlithgow Loch, this small, exclusive courtyard development enjoys the best of both worlds with ease of access to shops and local services on one side and lochside walks on the other.

6a is situated to enjoy views over the well-kept grounds towards scenic Linlithgow Loch. Access is via an arched entrance which leads to the hall with a large cloaks cupboard and space for freestanding furniture.

The well-proportioned living room enjoys twin aspects with views down to the Loch. There is a wall-mounted flat screen TV which may be available separately.

The kitchen is fitted with a range of wall and base units with 1½ stainless steel sink and drainer, complementary worksurfaces, under-pelmet lighting and tiling to splash back. The gas hob, oven, extractor hood, fridge/freezer and the automatic washing machine are included in the sale but are not warranted. Cupboard housing boiler (2023). Window to west.

The main bedroom has windows to the north and south and a deep built-in wardrobe with hanging rail. Space for freestanding furniture. A door leads to the part-tiled en-suite shower room which is fitted with a 2-piece suite comprising wash hand basin and WC. Separate shower cubicle.

The second bedroom is south facing and has space for freestanding furniture.

The part-tiled bathroom completes the accommodation and is fitted with a white 3-piece suite comprising semi-pedestal wash hand basin, WC and a bath with electric shower and glazed screen. Extractor fan. Window to west.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
2 bedrooms (master en-suite)
Bathroom

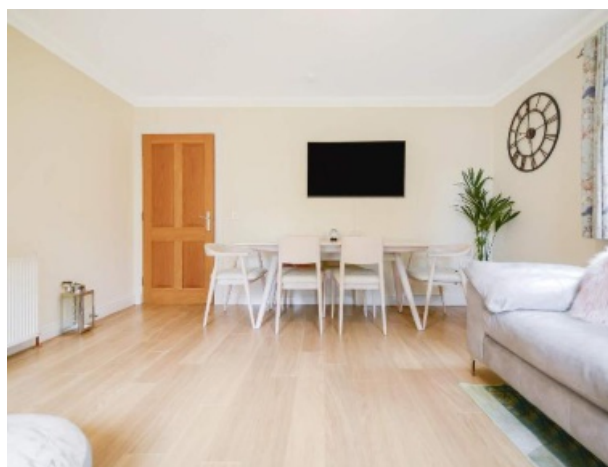
Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings and white goods as specified are included in the sale. Some items may be available separately.

COMMUNAL GARDENS

There are well-tended, mature gardens to the property with various patio areas interspersed throughout, some with views to Linlithgow Loch. In addition, there is a communal drying area.





PARKING

There is an allocated parking space in the courtyard, accessed via a pend from the High Street.

VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS: clothed.shippers.flipping

EXTERNAL STORE

The apartment has shared access to a secure external store at the pend, suitable for storage of bicycles.

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 Beechraigs 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.



OTHER
COUNCIL TAX BAND: E

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

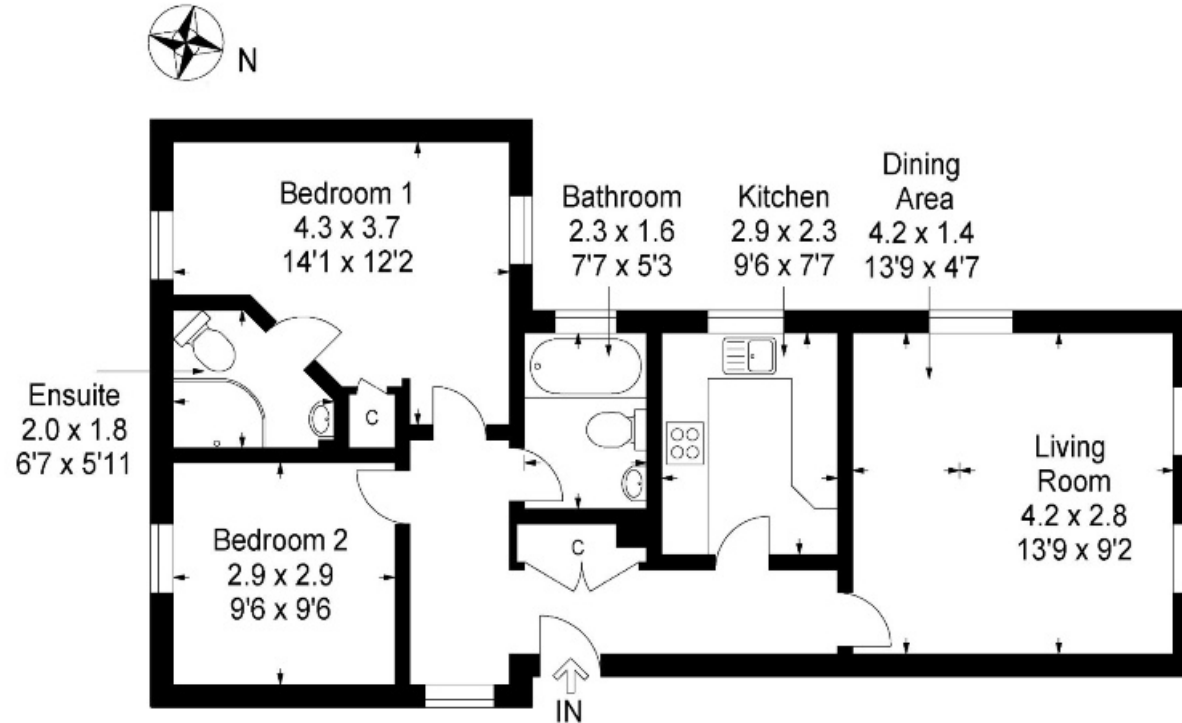
Modern ground floor apartment in exclusive courtyard development, close to Linlithgow Loch





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)

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We can open doors for you

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