



PROPERTY AND
ESTATE AGENTS

2 Old School Court

Linlithgow, Scotland

Bedrooms: 2 Bathrooms: 2 Receptions: 1

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Description

Halliday Homes are delighted to present to the market this, two bedroom upper apartment within the popular Old School Court development. Formerly the Show House, the property was a new build extension to the original Old School. The property features high ceilings, skylights, split level accommodation, and is within walking distance to the primary school and local amenities. The property is situated in a private landscaped courtyard with ample parking and a communal secure bike-shed at the rear of Old School Court.

The internal accommodation comprises: Main door into the entrance hall, lounge, dining area, kitchen, master bedroom, ensuite, family bathroom, and second bedroom. Externally, there is a feature split level steel staircase leading to the front door, with a landing to accommodate an outside seating area.

Location

2 Old School Court 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 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.

EPC Rating C78

Council Tax Band E

Entrance Hall

Accessed via the external staircase, once you are through the main entrance door you are met by the welcoming entrance hall providing access to all areas of the home. The hall benefits from high ceilings and a glass brickwork panel at front door, making this a bright area filled with natural daylight. There is hardwood flooring, storage cupboard and a radiator.

Lounge (3.05m x 5.99m)

The bright and airy lounge is tastefully decorated and enjoys lots of natural light with high ceilings, two large front facing windows with fitted Roman blinds, hardwood flooring, TV point, ample sockets, radiator. The room also grants access to the loft space.

Kitchen/Dining area (3.05m x 2.27m)

Fitted with a selection of wall and base units the kitchen also provides

integrated appliances to include; dishwasher, fridge freezer, gas hob, extractor hood and fan assisted oven. In addition, there is space for a washing machine. The room benefits from high ceilings, skylight, hardwood flooring, and a decorative splash back. With space for a dining table and chairs. The space is perfect for entertaining guests.

Bedroom One (4.60m x 6.40m)

This generously sized double bedroom features 3 large windows, with fitted blinds, fitted wardrobes, ample socket points, radiator, carpeted flooring and access to the en-suite. The room also grants access to the loft space.

En-suite (2.13m x 2.27m)

The en-suite benefits from a shower enclosure with a glass door, white WC, white washbasin, fitted mirror, extractor fan and heated towel rail.

Bedroom two (2.97m x 3.04m)

A further double bedroom also providing, high ceilings, radiator, front facing window, carpeted flooring and neutral decor.

Bathroom (2.07m x 2.27m)

The bathroom benefits from a feature skylight, white suite with bath tub, fitted mirror, partial tiling, carpeted flooring, and heated towel rail.

External

There is a private allocated space and ample parking and landscaped garden grounds within the development

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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