

Turpie
&Co



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177A High Street, Linlithgow, EH49 7EN

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177A

High Street, Linlithgow



Just a short walk from Linlithgow Loch, the historic Palace, and the train station, this two-bedroom first-floor apartment enjoys a prime position on Linlithgow High Street within the designated Conservation Area.

Situated in a prime spot along Linlithgow High Street, the property is presented in immaculate, move in- ready condition. The well-proportioned accommodation includes a bright, south-west-facing living room, a sleek galley-style kitchen, two comfortable double bedrooms, and a contemporary shower room. A low-maintenance rear garden adds to the appeal, providing a peaceful outdoor retreat.

Located in the very heart of this picturesque Royal Burgh, this stylish and conveniently situated home offers a fantastic lifestyle opportunity for first-time buyers or professionals in one of West Lothian's most sought-after towns.

What's special about this house

- Two-bedroom apartment housed within the Linlithgow High Street Conservation Area and presented in turn-key condition.
- An elegant south-west-facing living room that exudes an ambience of understated sophistication thanks to its décor of wood-inspired flooring, a living flame fireplace housed in a black mantle and twin sash and case windows with working shutters framing a leafy High Street aspect.
- Sleek galley-style kitchen with grey wall and floor units, complementary worktops and a white tiled-splashback. High-spec integrated appliances include a hob, oven, and extractor hood.
- Spacious principal double bedroom with built-in cabinetry, plush carpeting, and a neutral décor.
- Stylish modern shower room featuring a chrome towel radiator, washbasin, and WC.
- On-street permit parking.
- Low-maintenance paved rear garden ideal for dining and relaxing.

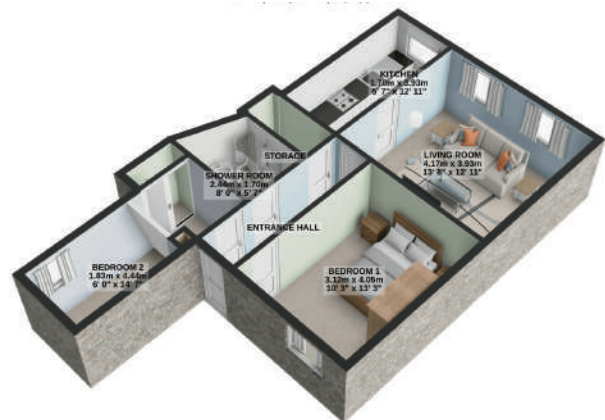
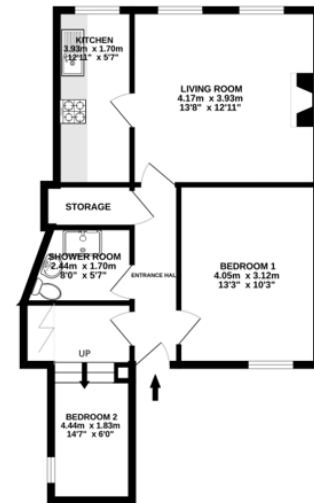


Location and Amenities

- Highly desirable setting within the Linlithgow High Street Conservation Area.
- A historic town centre in Linlithgow has an array of stores, bars, cafès, and restaurants to enjoy.
- Ideal commuter location near the M9 with easy access to Edinburgh (19 miles) and Glasgow (33 miles).
- Linlithgow Railway Station with regular links to Edinburgh and Glasgow is less than a 10-minute walk.
- Edinburgh International Airport is just 12.4 miles away.
- Explore the great outdoors at Beecraigs Country Park, Linlithgow Canal Centre, Linlithgow Golf Club, Linlithgow Loch, and the John Muir Way.
- Fantastic attractions to discover include those at Linlithgow Palace, House of the Binns, Hopetoun House, and Blackness Castle.
- Xcite Linlithgow includes great sport facilities.
- A popular Artisan Market is held on the first Saturday of the month.

“Stylish two-bed first-floor apartment in central Linlithgow, with a private garden, sleek interiors, and a prime High Street location.”

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|-----------------------|---|
| Home Report valuation | £165,000 |
| Internal floor area | 54m ² |
| School catchment | Linlithgow Primary School Linlithgow Academy |
| Council tax band | B |
| EPC Rating | C |
| Train station | Linlithgow 0.4 miles |



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

Dimensions

| | |
|-------------|--------------|
| Living Room | 4.17 x 3.93m |
| Kitchen | 3.93 x 1.70m |
| Bedroom 1 | 4.05 x 3.12m |
| Bedroom 2 | 4.44 x 1.83m |
| Shower Room | 2.44 x 1.70m |

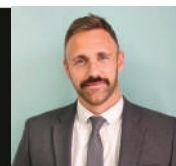
Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, washing machine and fridge/freezer are included.

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Pioneers in Property



Steven Irvine
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.