



27 Haining Terrace  
WHITECROSS | LINLITHGOW | EH49 6LL

  
**warners**  
solicitors & estate agents





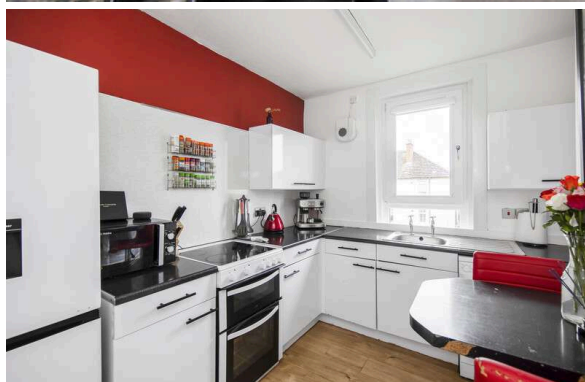
## 27 Haining Terrace

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Sunny and spacious two bed upper villa flat boasting lovely views and a private rear garden. Superb countryside setting in a quiet village close to Linlithgow's varied amenities.

Great features within this property include private main door access, well proportioned accommodation and a most pleasant south-west facing outlook to front across the neighbouring countryside. The living space includes a very sunny living room, fitted kitchen, two double sized bedrooms, and bathroom with electric shower over the bath. To the rear lies a decent sized area of private garden ground including a lawn and decking area for sitting out. There's also a smaller area of private garden ground to the front of the property.

- Ideal first time purchase
- Private entrance and stair
- Hallway
- Twin window living room with view
- Fitted kitchen
- Two double bedrooms
- Bathroom with electric shower
- Electric combi boiler
- Double glazing
- Private gardens
- On-street parking



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All the curtains, tv bracket and white goods will be included in the sale of the property.  
EPC Rating is E.

The property is located in the popular West Lothian village of Whitecross which enjoys a close knit community spirit. Nearby Linlithgow is only a short journey away and is perhaps most famous for its Palace, the birthplace of Mary Queen of Scots, a most popular tourist attraction set on the banks of a loch. Linlithgow has long been regarded as having one of West Lothian's most impressive High Street shopping areas, including a Sainsbury Superstore. Livingston Designer Outlet is also within each reach. Located approximately 17 miles west of Edinburgh and 36 miles east of Glasgow, this is an ideal commuter base within easy reach of the central motorway network and the closest railway stations are at Linlithgow and Polmont.

