



7 Rosebank, St James Place
THREEMILETOWN | EH49 6NE


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Viewing is highly recommended of this larger than average one bed traditional upper flat which has a most appealing feeling of light and space, lots of character, and a sunny, south-facing aspect to front. The pleasant semi-rural location provides scenic countryside views from the property and has easy access to local towns and good transport links.

This superb property would be ideal as a first time or downsize purchase for anyone looking for generous sized living space with a great period feel. A bay window with stripped wood surround, sanded flooring and an open hearth all are features within the living room. Both this room and the double sized bedroom with its eye-catching cast iron mantelpiece boast a south-facing aspect and far reaching countryside views. Facing out to the rear of the property, also with a view to the neighbouring countryside, is a kitchen fitted out with a good range of beech units, a storage cupboard, ample space for dining and access to a handy utility room. The entrance hall benefits from natural light via a skylight. Lying off the hall is a boxroom with a Velux window, ideal for use for occasional guest sleepovers or for those working from home. The bathroom is fitted out with a white suite, electric over-bath shower and two tone tiled surrounds. Communal grounds lying to the rear of the building access this property's private garage.

- Entrance hall with skylight
- Lovely bay windowed living room with open hearth
- Fitted kitchen/dining room
- Handy utility room
- Double bedroom with mantelpiece
- Single box bedroom/home office with velux window
- Attractively tiled bathroom with electric shower
- Ladder access to part floored loft space
- Gas central heating
- Double glazing
- Garage and communal area to rear

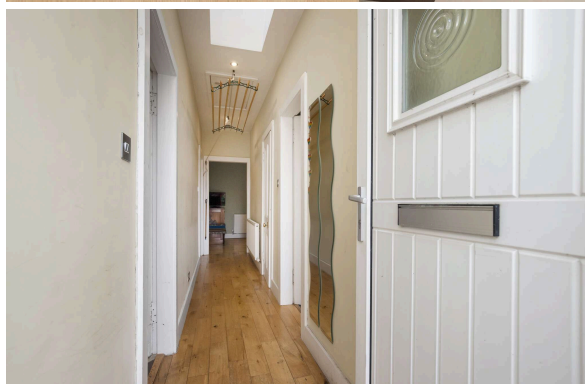
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EPC Rating D, Council Tax Band B.

All blinds, curtains, pulley washing airer in hallway, integrated appliances, washing machine, dishwasher and fridge/freezer will be included in the sale.

The popular hamlet of Threemiletown has a most pleasant semi-rural location in the midst of rolling countryside, with Linlithgow, Winchburgh and South Queensferry all only a short journey away. The nearby Union Canal, the Forth waterfront and Beecraigs Country Park are popular locations within easy reach for leisure pursuits. Linlithgow, probably most famous for its Palace, has a wide range of shops, bistros and restaurants. This is an ideal commuter base with easy access to the central motorway networks, the Airport and Queensferry Crossing for travelling to other areas, including Edinburgh and Glasgow, with Railway Stations located at Linlithgow and Dalmeny, and a bus stop close to the property.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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