



13A Strawberry Bank
LINLITHGOW | EH49 6BJ


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Beautiful three-bedroom detached home spread over 2 storeys and boasting a large, private rear gardens situated in the sought-after royal burgh of Linlithgow.

This stunning home has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. On the upper level, the spacious living room is flooded with an abundance of natural light, providing an excellent space for relaxing or entertaining friends and family. The separate dining room is also of a good size and the kitchen, off which lies a utility room, is modern and well appointed. The principal bedroom on this level benefits from a stylish ensuite with bath and shower, and a study/box room completes the accommodation on this level.

On the lower level, both bedrooms are well-sized doubles, and a contemporary shower room completes the internal accommodation.

Offering immense appeal to those looking for a family home, and situated within commuting distance of both Edinburgh and Glasgow, early viewing is essential to appreciate everything that this property has to offer.

- Three-bedroom family home with option of 4th bedroom or study
- Sought-after location just a 5 minute walk from Linlithgow train station.
- Living room with wood-burning stove
- Dining room
- Principal bedroom with ensuite
- Two further double bedrooms
- Kitchen
- Utility room
- Shower room
- Double glazing
- Gas central heating
- Large, private rear garden
- Driveway

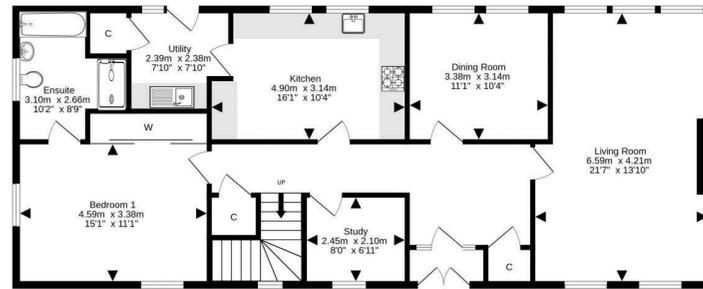
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances as well as blinds and curtains will be included in the sale of the property. All light fittings included apart from dining room which can be negotiated separately along with washing machine & other items of furniture. EPC: C

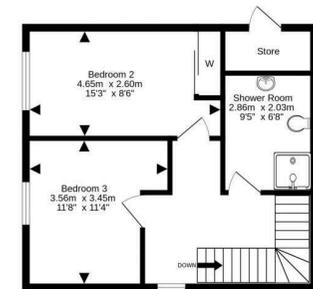
The ancient Royal Burgh of Linlithgow is a popular West Lothian town enjoying a close knit community spirit. It is perhaps most famous for its Palace, the birthplace of Mary Queen of Scots, a most popular tourist attraction set on the banks of a loch. The town has long been regarded as having one of West Lothian's most impressive High Street shopping areas, including a modern Sainsbury Superstore and schooling is well represented from nursery to senior level. 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. West Lothian offers a wide spectrum of opportunities to its residents. Whilst there remains large areas of agricultural land and open countryside, allowing pursuits such as horse riding, golfing and scenic walks, the principal West Lothian towns have excellent amenities. The Almondvale Centre, Freeport Leisure Village and the Designer Outlet at Livingston are all easily accessible, as is the well known Dalmahoy Golf and Country Club.





Ground Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



1st Floor

