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Solicitors and Estate Agents

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**PRESTONFIELD GARDENS
LINLITHGOW, EH49 6ER**



OFFERS OVER £170,000

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PRESTONFIELD GARDENS LINLITHGOW, EH49 6ER

Situated on the ground floor of this popular courtyard development, this well-presented, two bedroomed flat would make an ideal starter property or for those wishing to invest. The flat is close to nursery, primary and secondary schooling, convenience shopping and within short walking distance of the mainline station and town centre.

The property is accessed via a door entry system with stairs leading to all floors.

The hall has a shelved cupboard, the door entry receiver and space for freestanding furniture.

The bright, well-proportioned living room / dining room has French doors to the front with a decorative balustrade offering open aspects and a window to the dining area.

The kitchen is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The gas hob, oven and extractor hood, washing machine, dishwasher and the fridge/freezer are included in the sale but are not warranted.

The main bedroom is to the rear with a built-in wardrobe and space for freestanding furniture. A door leads to the part-mosaic tiled en-suite shower room which is fitted with a semi-pedestal wash hand basin, WC and double tray shower. The fittings are included in the sale.

Bedroom 2 is also to the rear with space for freestanding furniture and a cupboard housing the boiler.

The bathroom completes the accommodation and is fitted with a white three-piece suite comprising a WC, semi-pedestal wash hand basin and bath. The fittings are included in the sale.

ACCOMMODATION

Communal entrance with door entry system
Hall
Living room / dining room
Fitted kitchen
2 bedrooms (1 with en-suite)
Bathroom

Gas central heating, double glazing

EXTRAS

All fitted floor coverings, carpets, blinds, white goods as specified and the bathroom fittings are included in the sale.

PARKING

There is unallocated parking throughout the development.

COMMUNAL

There are communal areas which are maintained under contract which include stair cleaning, buildings insurance and ground maintenance. The cost is currently £85 per month.





LOCATION

The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beechraigs Country Park a few minutes' drive away.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

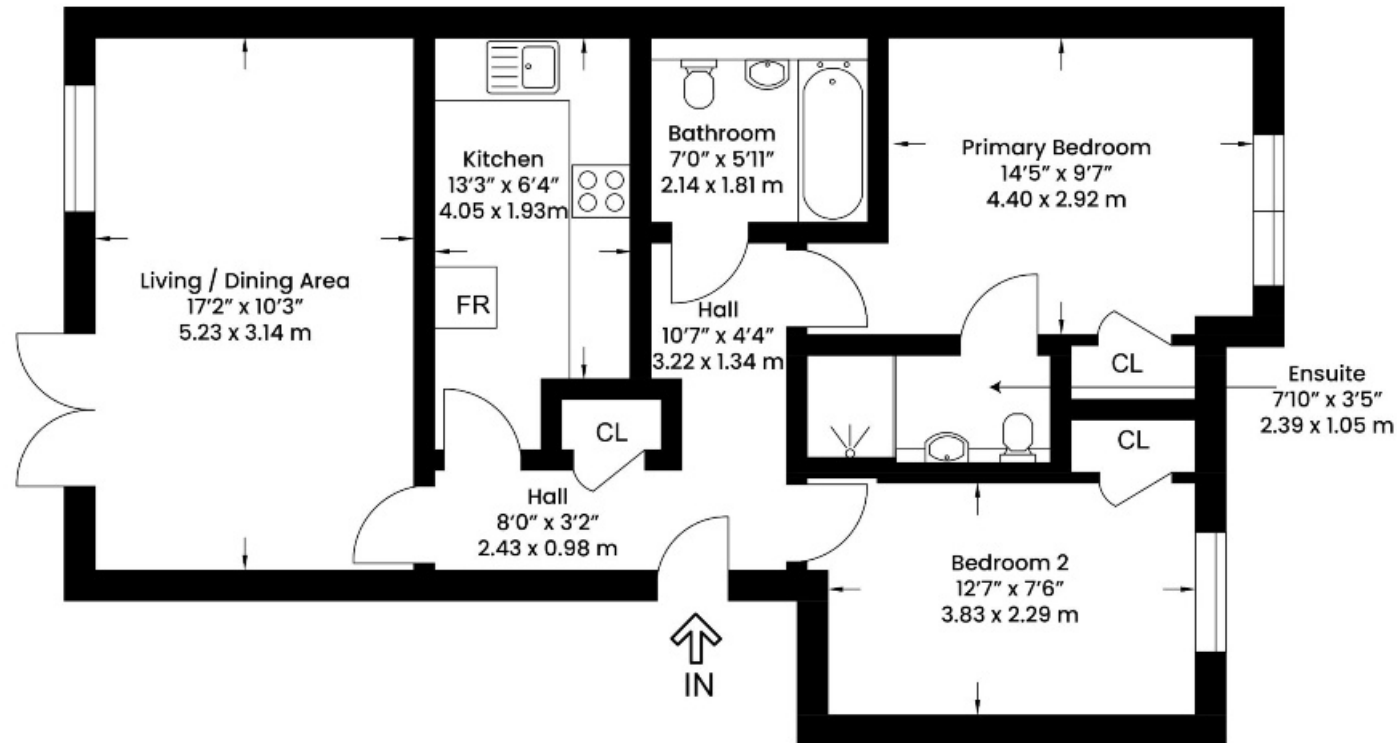
COUNCIL TAX BAND: D

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

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We can open doors for you

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