

Peterkin & Kidd

Solicitors and Estate Agents

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**WATER YETT
LINLITHGOW, EH49 7HN**



OFFERS OVER £175,000

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WATER YETT LINLITHGOW, EH49 7HN

This bright, top floor flat is situated between the High Street and Linlithgow Loch. It offers spacious and flexible accommodation with rooftop views to the Palace and the Loch.

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

The long hall has space for freestanding furniture, 2 shelved cupboards, a walk-in cupboard and a hatch to the attic.

The bright living room has ample space for freestanding furniture and a window to the east, offering leafy views to the High St and views towards the Loch.

There is a spacious dining kitchen to the rear, fitted with a range of gloss wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The Bosch gas hob, grill, oven, cooker hood, Smeg fridge/freezer and the washing machine are included in the sale but are not warranted. Cupboard housing the Worcester boiler.

Bedroom 1 is to the rear with a window to the west, ample space for freestanding furniture and a built-in wardrobe.

The second double bedroom is to the front of the property with a built-in wardrobe and a window offering leafy views to the east and to the Palace and Loch.

Bedroom 3 offers flexible space as a bedroom, study or hobby room and has a window offering rooftop views to Linlithgow Palace.

The part-tiled bathroom is fitted with a white 3-piece suite with a wash hand basin, WC and bath with Mira Sport shower and glazed screen.

ACCOMMODATION

Communal entrance with door entry system
Hall
Living room
Fitted dining kitchen
3 bedrooms
Bathroom

Gas central heating, double glazing

EXTRAS

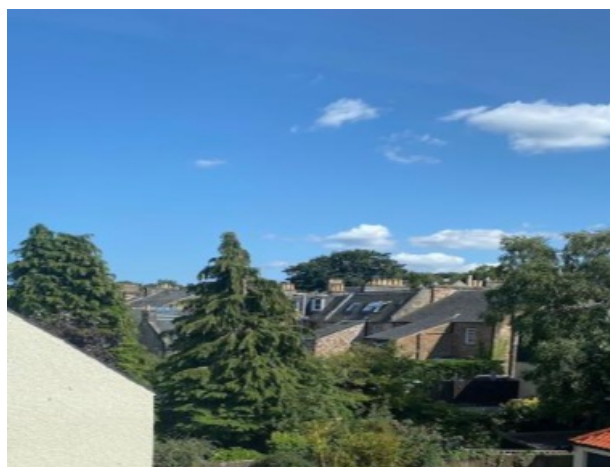
All fitted floor coverings, carpets, curtains, blinds and white goods as specified are included in the sale. Some furniture may be available separately.

GARDEN

There are communal garden grounds to the rear of the property.

PARKING

Communal residents parking is available in the courtyard to the rear.





SITUATION

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 Beecraigs 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.
WHAT3WORDS
tests.fuzz.rise

OTHER

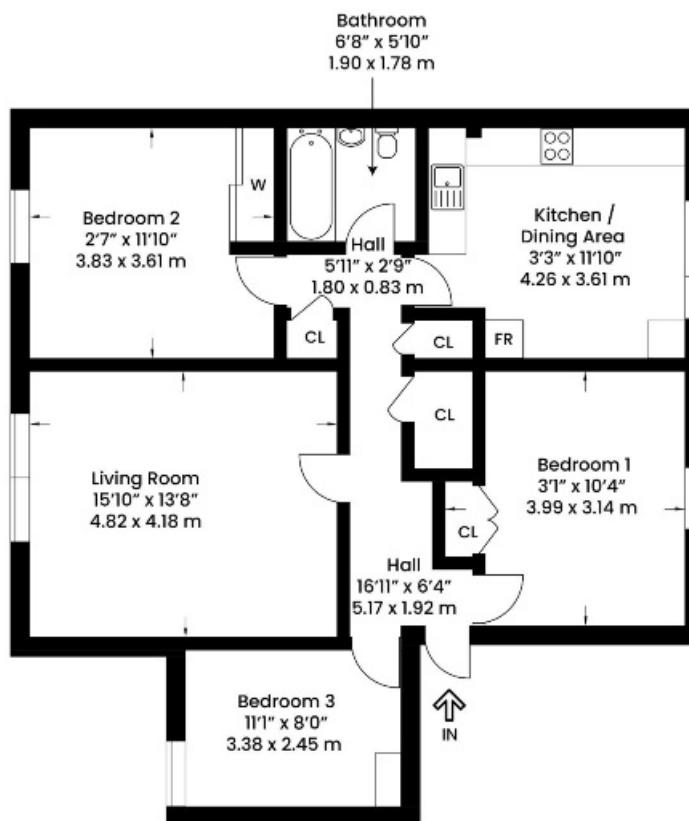
COUNCIL TAX BAND: B

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.



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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. (10 110827)
vistaBee 2026

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We can open doors for you

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