



44 Main Street, Linlithgow Bridge  
LINLITHGOW | EH49 7PS

**warners**  
solicitors & estate agents



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Situated in the heart of the popular village of Linlithgow Bridge, this attractive one-bedroom ground floor flat offers comfortable and convenient living within easy reach of local amenities and transport links.

The accommodation comprises a bright and spacious lounge, a well-equipped fitted kitchen with ample worktop space and a range of floor and wall-mounted units, a generous double bedroom, and a well-appointed bathroom. The ground floor position provides easy access and practical everyday living.

A particular highlight of the property is the private garden, providing an excellent outdoor space for relaxing or entertaining. The garden also benefits from a summer house, offering additional versatility as a home office, hobby room, or peaceful retreat.

- Ground floor one bedroom flat
- Fully enclosed rear garden with summer house
- Accessed via secure entry system
- Close to local amenities
- Excellent transport links
- Gas central heating and double glazing

Council tax band: B | Energy rating: C

There is no factor fee associated with this property

Items included in the sale: all integrated kitchen appliances, built in wardrobe in bedroom, sofa bed and table/chairs in summer house

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





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 and the Designer Outlet at Livingston are all easily accessible.



