










Offers Over

£235,000

1 The Beech Tree

Bridgend | near Linlithgow | EH49 6PU

Set against a backdrop of open countryside yet conveniently located just three miles east of Linlithgow, this exceptional main door ground floor apartment forms part of a beautifully converted former school building.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Parking and carport
-  Communal garden
-  EPC rating – C
-  Council tax band - E



Description

The property is presented in immaculate condition throughout and benefits from private landscaped gardens, allocated parking and a carport, offering a rare blend of character, modern comfort and peaceful surroundings.

The accommodation has been freshly decorated and is accessed via a private main door, opening into a warm and welcoming hallway which provides access to most rooms within the home. The heart of the property is the elegant open-plan lounge, dining and kitchen area, thoughtfully designed to create a wonderful space for both relaxing and entertaining. Natural wood flooring adds warmth and character, while windows to the front and side allow an abundance of natural light to fill the room.

The contemporary kitchen is both stylish and practical, featuring a range of modern wall and base units complemented by coordinated work surfaces and splashbacks. Display lighting enhances the space, and a selection of quality integrated appliances will be included in the sale.

The property offers two beautifully presented double bedrooms along with a versatile third room currently used as a study, which could equally serve as a third bedroom or home office depending on individual requirements. Completing the accommodation is a stunning modern bathroom fitted with a three-piece suite, including a generous rolltop bath and a separate double shower enclosure.

Additional features include gas central heating, double glazing throughout, and excellent built-in storage and wardrobe space. With its flexible layout and high standard of presentation, this property would make an ideal purchase for professionals, retirees, a young family, or as a holiday home or buy-to-let investment. Early viewing is highly recommended to fully appreciate the quality and setting of this superb home.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings, light fittings and blinds shall be included in the sale along with all white goods and integrated appliances, except from the tumble dryer.

Gardens and Parking

Externally, the property enjoys allocated private parking to the side along with a carport and private external storage, all located within a well-maintained communal courtyard and landscaped grounds. To the rear lies a generous private garden, mainly laid to lawn and bordered by a variety of shrubs and plants, with a central paved patio providing a perfect space for outdoor seating and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





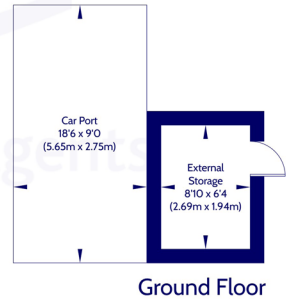
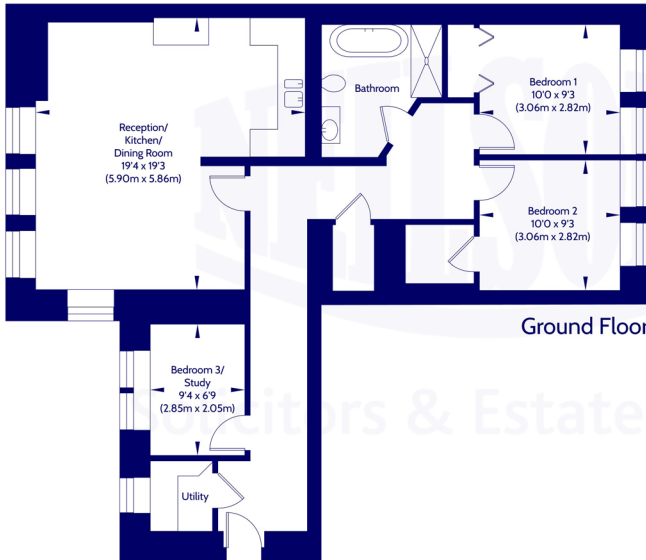
Location

The property is located in Bridgend near Linlithgow surrounded by beautiful rolling countryside and an assortment of nearby Golf Courses and nature walks. There are an extensive choice of amenities in Linlithgow itself, which is often cited as one of Scotland's most attractive small towns. Best known as the birthplace of Mary, Queen of Scots, Linlithgow is steeped in royal heritage. The spectacular Linlithgow Palace and picturesque Linlithgow Loch create a striking focal point for the town and attract visitors from across Scotland and beyond. The town's historic High Street retains a strong independent spirit, with boutique retailers, cafés, restaurants and traditional pubs contributing to a vibrant community atmosphere. Frequent rail connections provide a swift service to both Glasgow and Edinburgh, making it an ideal location for those seeking a more peaceful day to day life, without compromising connectivity.





Approx. Gross Internal Floor Area 93 Sq M / 1000 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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