

# Peterkin & Kidd

Solicitors and Estate Agents

## 15

LYNESS COURT  
POLMONT, FK2 0SQ



**OFFERS OVER £125,000**

# 15

## LYNESS COURT POLMONT, FK2 0SQ

Ideal for a first time buyer or investor, this well-presented upper flat is situated in a mature area of Polmont, close to supermarket shopping and within short walking distance of the mainline station.

The property is accessed via a uPVC door with decorative glazed panel which leads to the ground floor hall which has space for freestanding furniture and a large understair cupboard offering excellent storage.

A carpeted staircase leads to the upper floor with a window at the half landing.

The contemporary styled hall with tiled floor has a walk-in shelved cupboard, space for freestanding furniture with a decorative glazed panel to the living room and an astragalled door to each side.

The living room has twin windows to the front with views to the courtyard and ample space for freestanding furniture. The open plan kitchen to the rear, is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer and co-ordinating worksurfaces. The gas hob, oven, fridge/freezer and the dishwasher are included in the sale but are not warranted. Plumbed for washing machine. Cupboard housing boiler.

Bedroom 1 has views to the courtyard, ample space for freestanding furniture and a shelved cupboard.

Bedroom 2 is located to the rear of the property and has ample space for freestanding furniture and a built-in mirrored door wardrobe.

The part-tiled bathroom is fitted with a recessed wash hand basin, WC and bath with shower and glazed screen. Window to rear.

### ACCOMMODATION

Hall  
Living room open plan to kitchen  
2 double bedrooms  
Bathroom

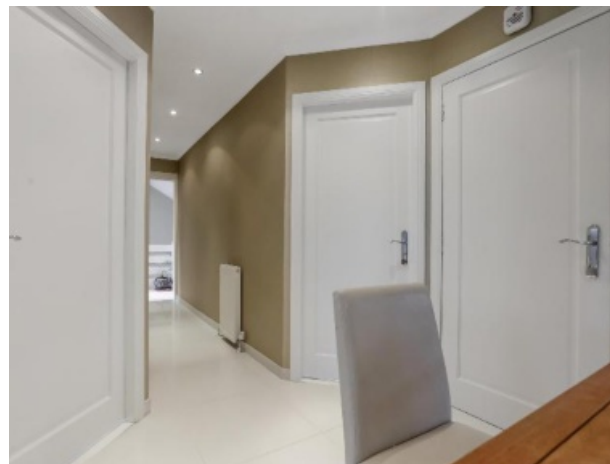
Gas central heating, double glazing

### EXTRAS

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

### COMMUNAL GROUNDS

There are communal garden grounds which are maintained at a cost of circa £100 per annum.





## PARKING

---

There is an allocated parking space in the courtyard together with visitor parking.

## LOCATION

---

The expanding town of Polmont offers excellent amenities including supermarket shopping, schools, and leisure facilities.

For commuters, the mainline railway station provides direct services to both Edinburgh and Glasgow and easy access to the M9 motorway for onward travel to Edinburgh, Glasgow and the Central Belt together with a bus service to towns in the surrounding area.

## VIEWING

---

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

---

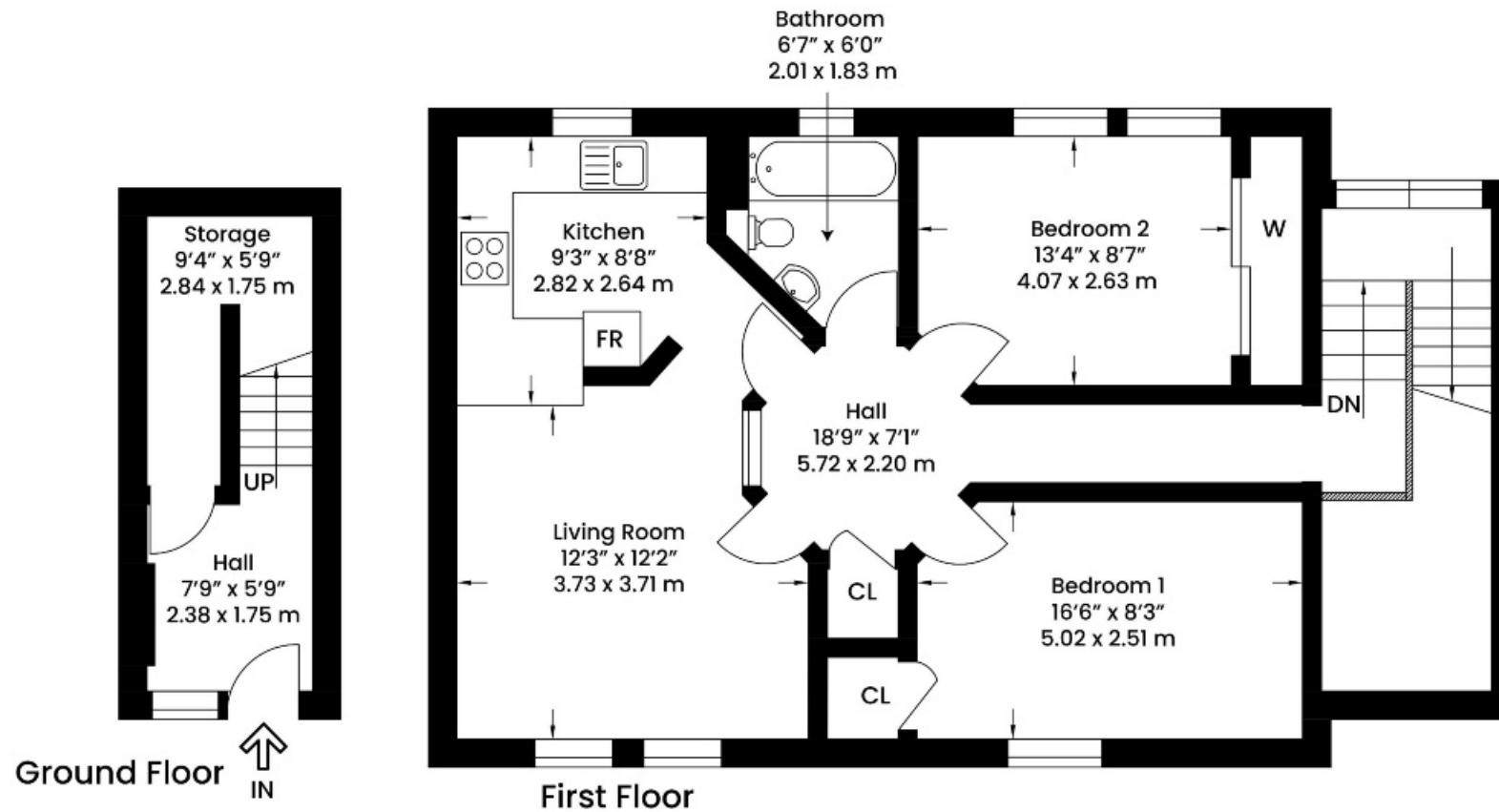
COUNCIL TAX BAND: D

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 110827)  
vistaBee 2025

# Peterkin & Kidd

Solicitors and Estate Agents

*We can open doors for you*

### Linlithgow Office

8 High Street  
Linlithgow  
EH49 7AF

maildesk@peterkinandkidd.co.uk  
www.peterkinandkidd.co.uk

espc rightmove

s1homes.com

