

Peterkin & Kidd

Solicitors and Estate Agents

23

BARKHILL ROAD
LINLITHGOW, EH49 6BY



OFFERS OVER £135,000

23

BARKHILL ROAD LINLITHGOW, EH49 6BY

Situated on the ground floor, this one bedroomed flat would make an ideal starter property for a first time buyer or those wishing to invest. The flat is close to local 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 cupboard housing the fuse box and electricity meter, a further cupboard housing the hot water tank and the door entry receiver.

The bright living room / dining room has a bay window to the front offering open aspects and ample space for freestanding furniture. The electric fire and surround and the Roman blinds are included in the sale.

To the rear, there is a kitchen fitted with a range of wall and base units with sink and drainer, co-ordinating worksurfaces and tiling to splashback. The electric hob, oven and extractor hood, washer/dryer and fridge/freezer are included in the sale but are not warranted.

The double bedroom is also located to the rear of the property with open aspects and space for freestanding furniture.

The shower room completes the accommodation and is fitted with a white two-piece suite comprising a WC and a recessed wash hand basin with vanity storage below. In addition, there is a separate double tray shower cubicle with glazed screen. Window to rear.

ACCOMMODATION

Communal entrance with door entry system
Living room / dining room
Fitted kitchen
Double bedroom
Shower room

Electric heating, double glazing (2025)

EXTRAS

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

BIKE STORE

Externally there is a useful, secure, shared bike store.

PARKING

There is an allocated parking space to the rear of the property together with visitor parking.





COMMUNAL

There are communal areas which are maintained under contract which include stair cleaning, buildings insurance and ground maintenance. The cost is £500.00 bi-annually.

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

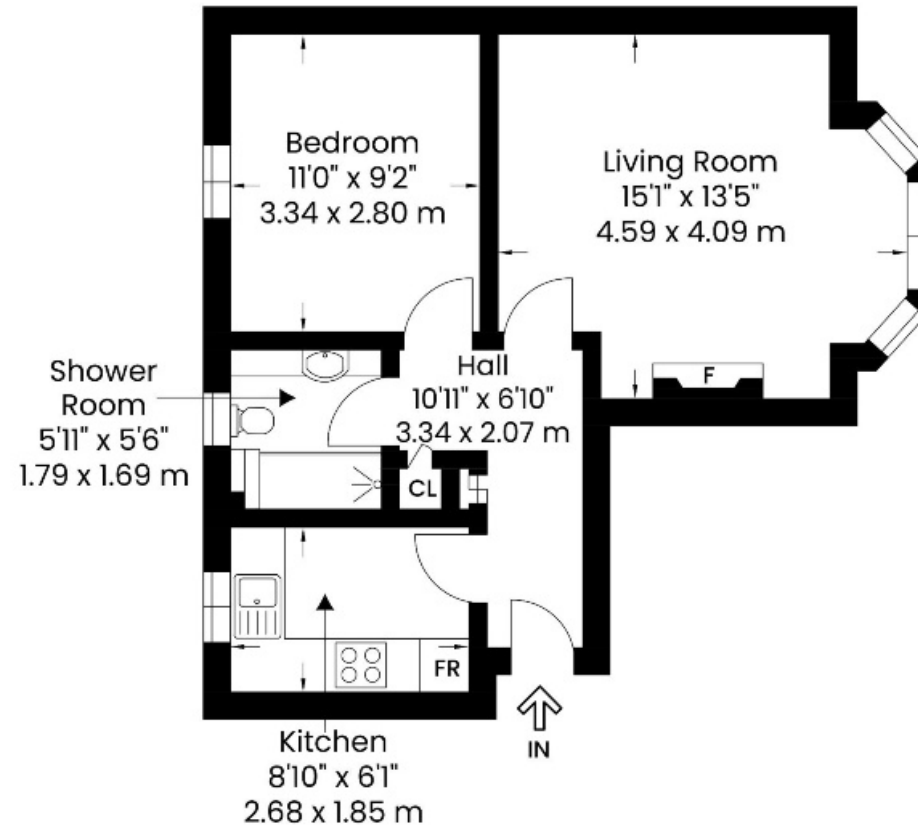
COUNCIL TAX BAND: C

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. (© 110927)
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We can open doors for you

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