



125 Belsyde Court  
LINLITHGOW | EH49 7RW

  
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## 125 Belsyde Court

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Well presented two bedroom main door lower villa, positioned within a quiet residential area in the historic town of Linlithgow. The property is entered via its own private front door into a vestibule which opens into the spacious and bright living room. The adjoining kitchen which has recently been installed benefits from ample worktop space with floor and wall mounted units. There are two well sized double bedrooms both offering comfortable accommodation with built in storage. The property is finished with a recently refurbished bathroom which has a three piece suite and an over the bath shower. Externally there is an allocated parking space and a fully enclosed rear garden.

- Two bedroom main door lower villa
- Allocated parking space
- Fully enclosed rear garden
- Recently refurbished kitchen and bathroom
- Double glazing and new heat pump

Council Tax Band: B Energy Rating: C

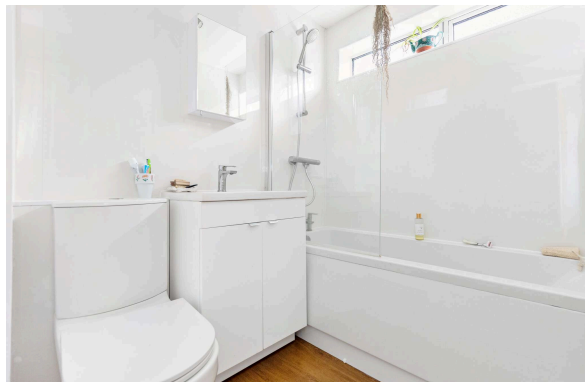
All fittings, fixture, curtains, blinds and fridge/freezer will be included in the sale of the property. The black chair, the desk compartment in the living room, TV, TV stand, small side table and small chest of drawer are not included in the sale. All other furniture can also be included in the sale or removed upon request.

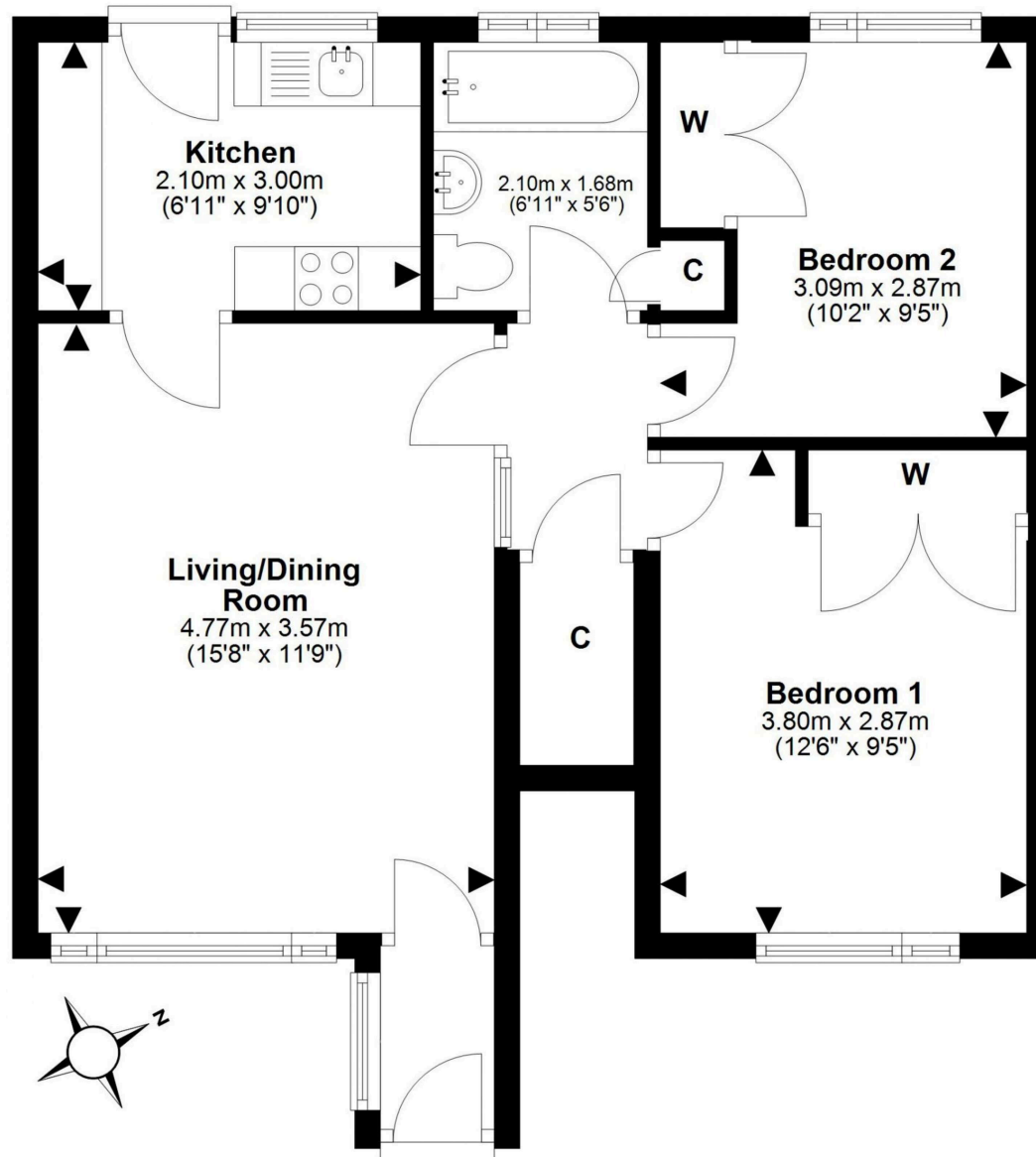
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The historic town of Linlithgow is widely regarded as one of West Lothians's most desirable locations, offering a balance of picturesque surroundings and modern convenience. At its heart lies the iconic Linlithgow Palace, birthplace of Mary Queen of Scots, set beside the beautiful Linlithgow Loch, which provides scenic walking routes and outdoor leisure opportunities.

The town boasts a vibrant high street with a wide range of independent shops, cafes, restaurants and bars, as well as larger supermarkets and everyday amenities. For commuters, the town is exceptionally well placed with Linlithgow railway station offering regular direct service to Edinburgh and Glasgow. The nearby M9 provides access to the wider central belt, Edinburgh Airport and beyond.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.