

Peterkin & Kidd

Solicitors and Estate Agents

116

ST MAGDALENES
LINLITHGOW, EH49 6AQ



OFFERS OVER £230,000

116

ST MAGDALENES LINLITHGOW, EH49 6AQ

Seldom available, this stylish 2nd floor apartment with lift access, forms part of the St Magdalene's Distillery conversion, minutes from the town centre, canal and mainline railway station. The property would suit a range of purchasers with the majority of the furniture available separately.

The door entry system gives access to the stairs and lift to all floors.

The apartment is entered via a timber door which leads to the hallway. There is a curtained cloaks area with shelf and a cupboard housing the fuse box and meter. Entryphone receiver.

The well-proportioned living room / dining room enjoys a bright corner position with patio doors with balustrade to the west and a window offering open aspects to the south.

There is a galley kitchen which is fitted with a range of wall and base units with 1½ bowl sink and drainer, coordinating worksurfaces and tiling to splashback. The gas hob, electric oven, fridge, freezer, washing machine and the dishwasher are included in the sale but are not warranted. Cupboard housing boiler. Extractor fan. Window to south.

The main bedroom has ample space for freestanding furniture and twin windows to the south. A door leads to the en-suite shower room which is fitted with a white suite comprising wash hand basin and WC and a separate shower cubicle with electric shower. Display shelf and Expelair.

The second double bedroom is also well-proportioned and has a window to the west.

The part-tiled bathroom completes the accommodation and is fitted with a white three-piece suite comprising wash hand basin, WC and bath with mixer shower. Expelair. The bathroom fittings are included in the sale.

ACCOMMODATION

Lift
Hall
Living room / dining room
Fitted kitchen
2 double bedrooms (1 en-suite)
Bathroom

Underfloor gas central heating
Double glazing

PARKING

There is an allocated parking space together with visitor parking.

FACTOR

There are communal garden areas which are maintained under contract. A service charge is applicable which includes stair cleaning and buildings insurance.

EXTRAS

All fitted floor coverings, curtains, blinds, light fittings, kitchen appliances as specified and the bathroom fittings are included in the sale. The furniture can be available separately.





SITUATION

The Royal Burgh of Linlithgow lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers excellent primary and secondary schooling, a good choice of shops, supermarkets, a retail park, restaurants and numerous recreational facilities.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways and Edinburgh Airport.

VIEWING

To view, please call Property Department, Linlithgow on 01506 840000.

OTHER

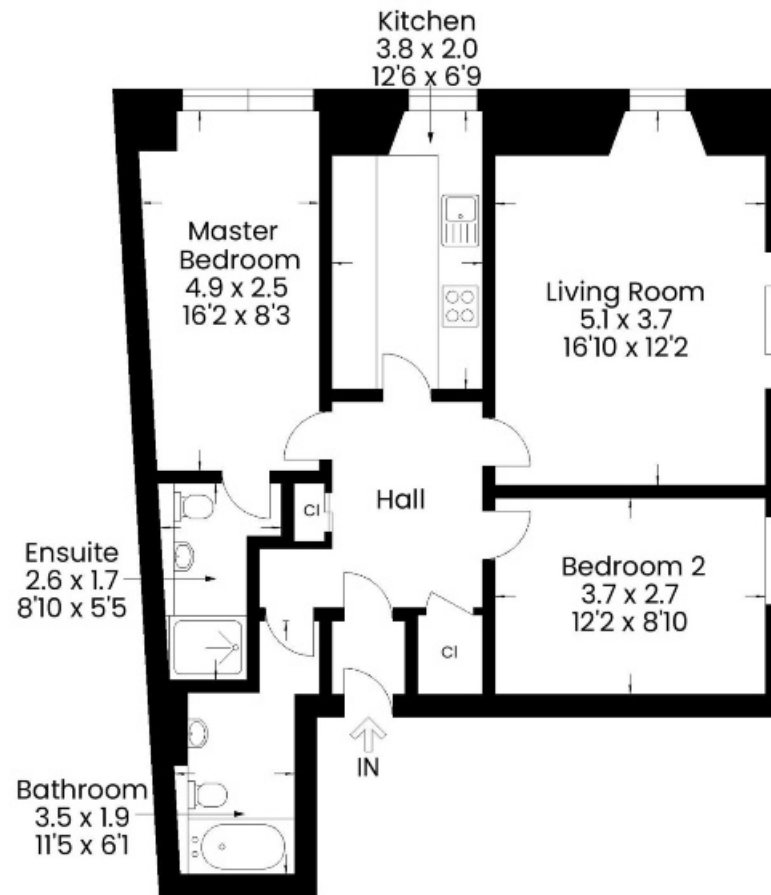
COUNCIL TAX BAND: E

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 110927)
VistaBee 2025

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We can open doors for you

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