

Peterkin & Kidd

Solicitors and Estate Agents

1A

LOCHSIDE MEWS

LINLITHGOW, EH49 7EE



OFFERS OVER £265,000

1A

LOCHSIDE MEWS LINLITHGOW, EH49 7EE

Tucked away behind the High Street and bordering Linlithgow Loch, this small, exclusive courtyard development enjoys the best of both worlds with ease of access to shops and local services and lochside walks on the other.

1a is a contemporary ground floor apartment which offers flexible accommodation and would suit a variety of buyers.

Entering the property leads you to the vestibule and in to the well-proportioned living room with twin windows to the courtyard and partial views to Linlithgow Loch.

There is a spacious breakfasting kitchen to the side, fitted with a range of cool grey wall and base units with 1½ composite sink and drainer, complementary worksurfaces and upstand. The 4 ring gas hob, oven, extractor hood, fridge/freezer, dishwasher and the automatic washing machine are included in the sale but are not warranted. Two windows to the side offer open aspects.

The inner hall, which gives access to the remainder of the accommodation, has a shelved cupboard which also houses the fuse box and electricity meter.

The main bedroom has a window to the west and a built-in wardrobe. A door leads to the wet wall panelled en-suite shower room which is fitted with a wash hand basin, WC and separate shower cubicle.

The second bedroom also has a window to the west and a built-in wardrobe.

The fully tiled shower room has a window to the side and is fitted with a recessed wash hand basin and vanity storage, a WC and a double tray shower with drench head and hand held shower and a glazed screen.

ACCOMMODATION

Vestibule
Living room
Fitted breakfasting kitchen
2 bedrooms (1 with en-suite shower room)
Shower room

Gas central heating, double glazing

EXTRAS

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

COMMUNAL GARDENS

There are well-tended, mature gardens to the west of the development with various patio areas interspersed throughout, some with views to Linlithgow Loch. In addition there is a communal drying area and a secure, external store shared with three other properties.

PARKING

There is an allocated parking space in the courtyard adjacent to the property.





VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
poodle.validated.staked

SITUATION

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.

OTHER

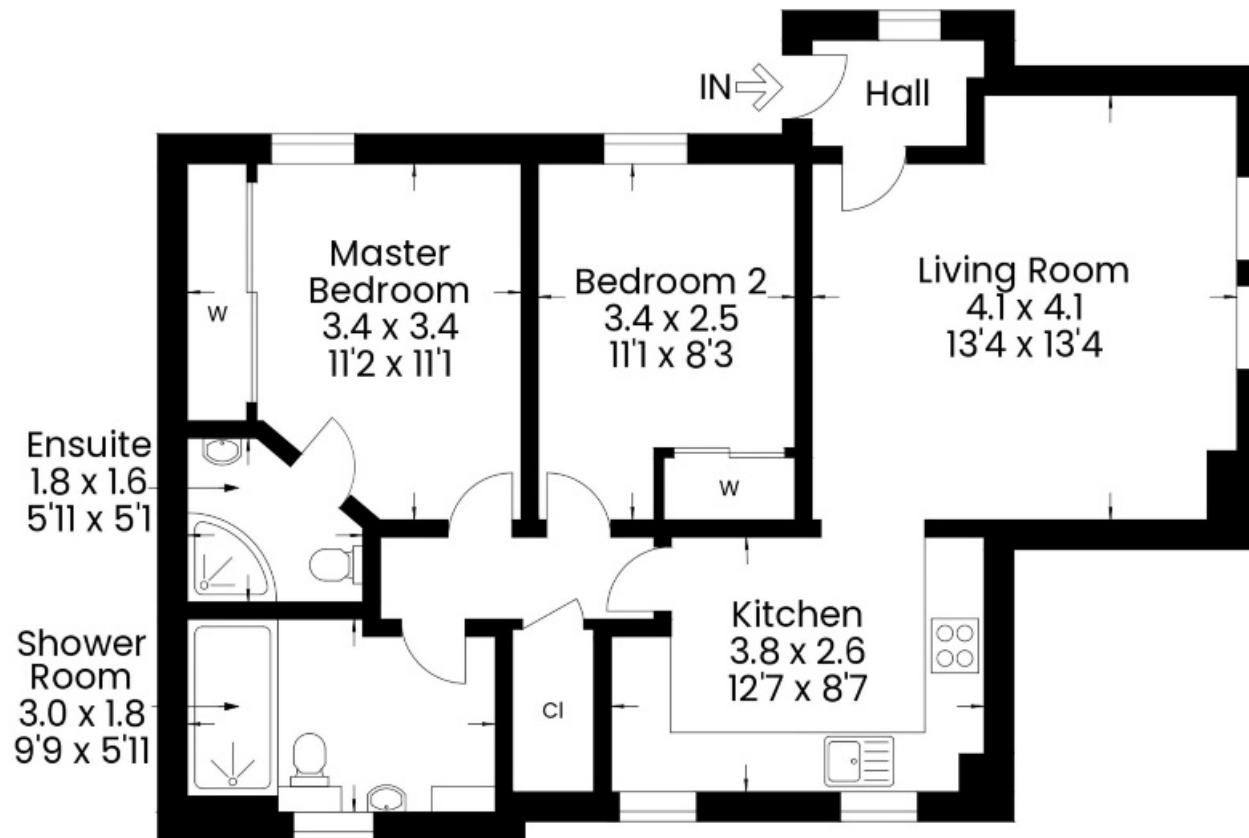
COUNCIL TAX BAND: D

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 110927)
VistaBee 2025

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We can open doors for you

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