

Peterkin & Kidd

Solicitors and Estate Agents

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**PRESTON COURT
LINLITHGOW, EH49 6EN**



OFFERS OVER £148,000

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PRESTON COURT LINLITHGOW, EH49 6EN

* All 1s in the home report *

This bright, first floor flat enjoys a courtyard situation within short walking distance of the town centre, schools and convenience shopping.

The property is accessed via a uPVC door with glazed panel and has stairs leading to the accommodation with a hall cupboard housing the hot water tank.

The bright living room / dining room has ample space for freestanding furniture and a window to the front overlooking the courtyard.

There is a kitchen to the rear, fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and tiling to splashback. The electric cooker, fridge/freezer and washing machine are included in the sale but are not warranted.

Bedroom 1 enjoys open aspects to the courtyard and has ample space for freestanding furniture and a built-in mirrored door wardrobe.

The second double bedroom is to the rear of the property with a built-in mirrored door wardrobe and a window to the rear.

The fully tiled shower room benefits from underfloor heating and is fitted with a white suite with a wash stand, WC and a separate double tray shower with glass screen. Window to rear.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
2 double bedrooms
Shower room

Electric heating, double glazing

EXTRAS

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

GARDEN

There is a private garden to the front accessed via a gate. It is laid to lawn with mature hedging. There is a communal drying area to the rear of the property.

PARKING

There is ample communal residents parking in the courtyard.

RESIDENTS ASSOCIATION

There is a residents association which meets on a regular basis. There are garden fees of £70 per annum for the period April to October which cover the communal garden in the courtyard area.





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 Beecraigs 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.

EPC:D



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

Peterkin & Kidd

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We can open doors for you

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