



PROPERTY AND  
ESTATE AGENTS

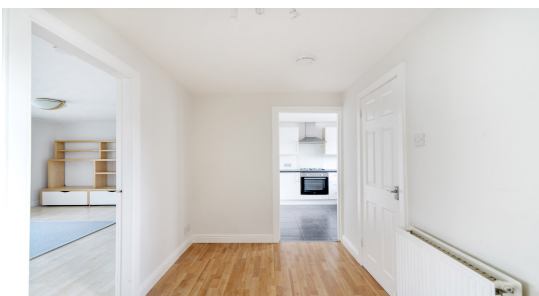
## 382 High Street

*Linlithgow, Scotland*

*Bedrooms: 3    Bathrooms: 2    Receptions: 1*

*Offers Over £142,500*

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## Description

A fantastic opportunity to purchase this three-bedroom, top floor maisonette apartment with views of Linlithgow Palace. The property offers spacious accommodation and is centrally placed for all local amenities. Early viewing is strongly advised to appreciate the potential and location on offer.

The internal accommodation comprises on the first floor, entrance hall, lounge, enclosed balcony, kitchen and utility/WC. On the second level there are two double bedrooms, both with built in wardrobes, a single bedroom and a family bathroom. There are also a further 2 cupboards on the upper landing. Warmth is provided by gas central heating and double glazing.

## Location

382 High Street Park is located within the historic Royal Burgh of Linlithgow which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish lowlands and has a very popular, bustling town centre supporting a wide range of family-run businesses offering some of the best of food and drink, clothing, gifts and arts & crafts shops. Sainsbury, Tesco and Aldi supermarkets are all represented and excellent local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

EPC Rating C71

Council Tax Band B

## Hall

Bright entrance hall with window and giving access to the lounge, kitchen and utility room/W.C.

## Lounge (4.7m x 4.7m)

Spacious room with sliding patio doors to the enclosed balcony, open plan staircase, laminate flooring, radiator and BT/TV point.

## Enclosed Balcony (4.7m x 1.3m)

The enclosed balcony has laminate flooring, a bank of double-glazed windows with fitted blinds which provide views over the town and Palace.

## Kitchen (3.3m x 2.9m)

The kitchen benefits from a range of wall and base units with contrasting worktop and tiled flooring. Front facing window with fitted blind, radiator and tiled splashback with appliances to include hob,

oven and cooker hood, dishwasher and fridge/freezer.

## Utility room/W.C. (2.1m x 1.9m)

Located off the hall, tiled flooring, WC built in units, sink, window and washing machine.

## Bedroom 1 (3.9m x 3.1m)

Generously proportioned double room with double glazed windows overlooking Linlithgow Palace. Carpeted flooring, radiator and fitted wardrobes.

## Bedroom 2 (2.9m x 2.1m)

A further double bedroom with carpeted flooring, double glazed window and radiator.

## Bedroom 3 (2.7m x 2.7m)

A single bedroom with window overlooking the Palace, carpeted flooring and radiator.

## Bathroom (2.0m x 1.6m)

White wc, washbasin, bath with overhead Triton shower, tiled flooring, partially tiled walls, heated towel rail, fitted mirror cabinet and opaque window.

## External

The block offers security entry into a well-maintained hallway and sits within landscaped grounds which are maintained by "Burgh Beautiful" at no cost to the householders. There is also ample residents parking.

## Agents Note

We believe these details to be accurate, however it is not guaranteed, and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



## 382 High Street

Linlithgow, Scotland

Halliday Homes

23 High Street, Linlithgow, EH49 7AB

+44 (0)1506 535500 | linlithgow@hallidayproperty.co.uk

hallidayproperty.co.uk