



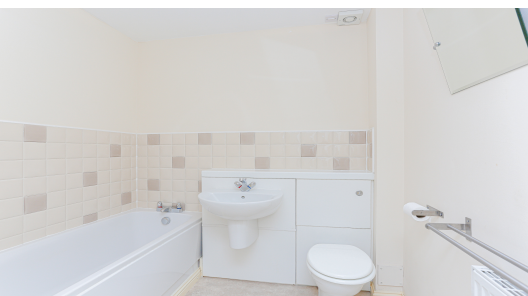
PROPERTY AND
ESTATE AGENTS

23 Prestonfield Gardens

Linlithgow, Scotland

Bedrooms: 2 Bathrooms: 1 Receptions: 1

Offers Over £150,000
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Description

This is a wonderful opportunity to purchase a spacious two bedroom, top floor flat, located within walking distance of all local amenities. Early viewing is strongly advised to appreciate the potential and location on offer.

The internal accommodation comprises: an entrance hall with a large storage cupboard, bright lounge, kitchen with integrated appliances, two double bedrooms one with built-in wardrobe and ensuite facilities and a family bathroom. Warmth is provided by gas central heating and double glazing. The central heating can be controlled via the Hive control system.

Location

23 Prestonfield Gardens is located within the historic Royal Burgh of Linlithgow. Linlithgow sits in the middle of the Scottish lowlands and is within easy reach of both Edinburgh and Glasgow via motorway links and a regular train and bus service which makes it an ideal commuter base. The attractive and bustling town centre supports a wide range of family-run businesses offering the best of food and drink, clothing, gifts, crafts and arts. Tesco and Sainsbury's supermarkets are also nearby. Local schooling available at primary and secondary at Linlithgow Academy.

EPC Rating C80

Council Tax Band D

Hall

L-shaped hallway providing access to all rooms with large storage cupboard, radiator, and laminate flooring.

Lounge/Dining Area (3.36m x 5.29m)

A lovely light and bright room with window to front, French doors with Juliet balcony, ample sockets, Hive heating control pad, TV point, and carpeting. With room to accommodate a dining table.

Kitchen (1.79m x 4.12m)

With an excellent selection of base and wall mounted units, integrated appliances to include; fridge freezer, dishwasher, washing machine, fan oven, gas hob and extractor fan. The room benefits from partially tiled walls, and laminate flooring.

Bedroom One (3.81m x 2.69m)

A spacious double bedroom with integrated wardrobes, ample power points, neutral carpeting, rear facing window, and en-suite facilities.

En-suite (2.33m x 1.08m)

Two piece white suite with large shower cubicle, partially tiled walls, shaving point, mirror and vinyl flooring.

Bedroom Two (3.81m x 2.31m)

A further double bedroom with a storage cupboard housing the boiler, rear facing window, neutral carpeting, and radiator.

Bathroom (1.91m x 1.96m)

A very spacious bathroom with a three piece white suite, partially tiled walls, extractor fan, and vinyl flooring.

External

The property is surrounded by landscaped gardens and residential parking. In addition the communal entrance has been freshly decorated and is cleaned weekly.



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Linlithgow, Scotland

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