

# 13 St Ninians Way, Linlithgow

West Lothian



## 13 St Ninians Way

*Situated in the heart of Linlithgow, this exceptionally bright and spacious 2nd floor apartment was completely refurbished in 2020 and is presented in immaculate condition throughout and offers superb views of Linlithgow Loch and Linlithgow Palace. Situated only a couple of minutes from the bustling High Street, this property is sure to appeal to a broad spectrum of viewers.*

*Entry is gained through a security door into the well-maintained communal hallway. The internal accommodation comprises; entrance hall, lounge with French doors to Juliet balcony, dining kitchen, two double bedrooms, ensuite and a family bathroom. Warmth is provided by gas central heating and double glazing. Externally there are communal landscaped gardens, bin storage and barrier secured residents car park with an allocated parking space.*

*St Ninians Way 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 and 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.*







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