

# 25 Avontoun Park, Linlithgow

West Lothian





4 Bed | 1 Bath | 78m<sup>2</sup>

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## 25 Avontoun Park

*A wonderful opportunity to purchase a four-bedroom, semi-detached family home located within a prime location in Linlithgow. Offering flexible family accommodation and enjoying a fine and enviable plot position with private garden grounds and conveniently placed for schools, transport links and local amenities. Early viewing is recommended to appreciate all that is on offer.*

*The accommodation comprises on the ground floor, entrance vestibule, lounge, kitchen diner, downstairs double bedroom and under stair storage cupboard. On the upper level you are presented with two generously sized double bedrooms, one single bedroom and family bathroom. Warmth is provided by gas central heating and double glazing throughout.*

*Avontoun 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. Sainsburys, Tesco, M&S 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 M8 to Glasgow respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.*





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# HALLIDAY HOMES

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PROPERTY AND  
ESTATE AGENTS

## ALL ENQUIRIES

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