



LINLITHGOW | OFFERS IN EXCESS OF £208,000

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# LINLITHGOW

£208,000

Nestled nearby the charming town of Linlithgow, this delightful two-bedroom apartment conversion offers a unique blend of historical character and modern living. Originally built in 1900, the property has been thoughtfully updated while retaining its period features, creating a warm and inviting atmosphere.

Spanning an impressive 667 square feet, the apartment boasts a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal choice for couples, small families, or those seeking to downsize to a quiet retreat.

The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this property is the access to a sunny south-facing large garden through elegant French doors. This extensive outdoor space is perfect for enjoying the tranquil countryside surroundings, whether it be for morning coffee or evening gatherings.

## Description

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market a two bedroom home in a stunning location looking out to the vast country-side. The property is set in shared garden grounds with its own specific lawn area. It boasts parking for two cars in the driveway plus further allocated parking spaces under the designated carport opposite the rear of the house. The home entrance has vinyl flooring in the hallway with laminate in the bedrooms and living-room and Karndean flooring in both the bathroom and kitchen/diner. The modern bathroom with shower over bath offers a luxurious touch to this property.

The property boasts a beautiful lounge/diner and open plan kitchen with an outlook to the countryside. Two good sized bedrooms with cupboard space make this the perfect choice for either a starting home or professionals seeking to commute to any of the outlying areas or cities.

There is significant storage space externally and in the shared entrance area outside the front door (stairwell area).

## Situation

The Beech Tree is surrounded by rolling countryside on the outskirts of the delightful, historic town of Linlithgow approximately 2.5 miles from the historic Royal Burgh offering a wide range of local shops, pubs, supermarkets, banks, hairdressers and restaurants. The area provides excellent road links to Fife, central Scotland and beyond. The railway station at Linlithgow offers regular services to Glasgow and Edinburgh, making this an ideal base for commuting. There is a bus-stop immediately outside the property which gives local access and direct route into Edinburgh.

There are plenty of countryside walks in and around the surrounding area as well as Linlithgow Loch and Linlithgow Palace for enjoying days out. Local primary schools can be found in Linlithgow with secondary education found at the well renowned Linlithgow Academy.

## Key Features

- Charming 19th Century School Building converted to apartments
- Sought-After area
- Character & Charm
- Bright Lounge leading to outdoor area

- Fully equipped kitchen with all appliances
- 2 Double Bedrooms
- Significant storage space inside and outside
- Superb bathroom area with bath/overhead shower
- Gas Heating & Double Glazing
- Recently installed new combi boiler

## Garden/Outdoor Space

A car port is available close to the property. Adequate parking for two vehicles. A large storage cupboard also exists. The private garden at the front is accessible from the French doors offering a seating area to relax in the sunshine. There is also a second small patio area outside the kitchen with direct views of the beech tree itself.

## Mortgage Advice

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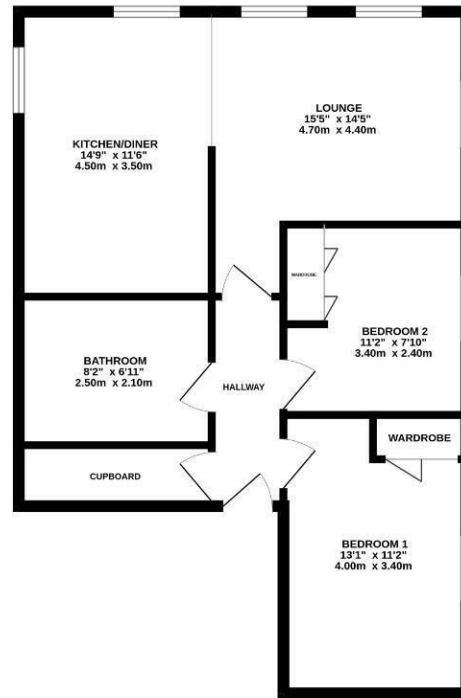
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## Want to view this property?

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# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>Scotland</b>   | EU Directive 2002/91/EC |



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