

1/3 South Street, Bo'ness, West Lothian,
EH51 0EA
T: 01506 826232
E: property@sneddons.com
W: www.sneddons.com



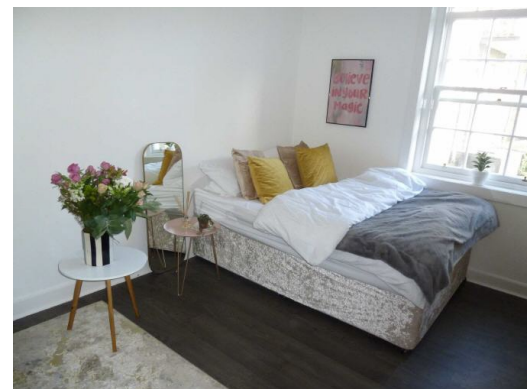
sneddons
solicitors & estate agents **S.S.C.**



Flat 1 Preston Road, Linlithgow

Offers Over £155,000

- Spacious Ground Floor Flat
- 4 Bedrooms
- Bright and Airy Lounge
- Central Location
- Private Garden
- Gas Central Heating
- Secure Entry System
- Viewing Advised



Flat 1 Preston Road, Linlithgow

Accommodation

1 Preston Road, Linlithgow is a spacious ground floor flat and is ideally placed for the town centre and other local amenities. This property will suit a variety of buyers including the less mobile, retiree and the buy to let investor. Lovely features of the property are the Sash and Case windows and the high ceilings. This lovely flat is in walk in condition but still has great potential. Viewing is the only way to appreciate the size and location of this property. It further benefits from gas central heating, good storage and a secure entry system.

Description

The property comprises a warm and welcoming reception hallway, a naturally bright and airy lounge that has a feature fireplace as the focal point. The fitted kitchen has wall and base units, contrasting work tops, ceramic hob, electric oven, fridge freezer and washing machine. There are four double bedrooms with bedrooms one and four having built in cupboards.

The family bathroom completes the accommodation.

Outside

The low maintenance enclosed garden to the rear has been solely used by the occupier of 1 Preston Road. There is also a communal drying green.

Parking is on street.

Local area

Steeped in history, the Royal Burgh of Linlithgow with its palace, loch and canal offers a choice of local amenities including shops, schools, swimming/leisure centre and several pubs and restaurants. Convenient for the M8/M9 motorway link offering access to Edinburgh airport, Linlithgow benefits from a mainline railway station, offering commuting to Glasgow, Edinburgh and the central belt.

Lounge

4.26m x 3.93m (14'0" x 12'11")

Kitchen

3.5m x 2.66m (11'6" x 8'9")

Bedroom 1

3.53m x 4.0 (11'7" x 13'1")

Bedroom 2

3.75m x 3.05m (12'4" x 10'0")

Bedroom 3

2.58m x 3.25m (8'6" x 10'8")

Bedroom 4

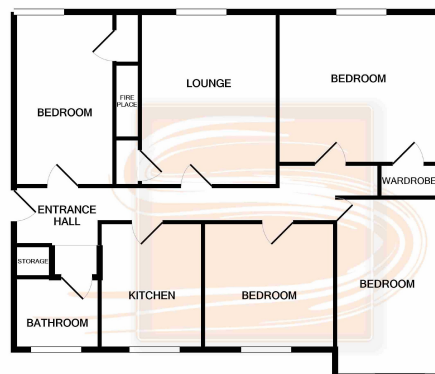
4.25m x 2.42m (13'11" x 7'11")

Bathroom

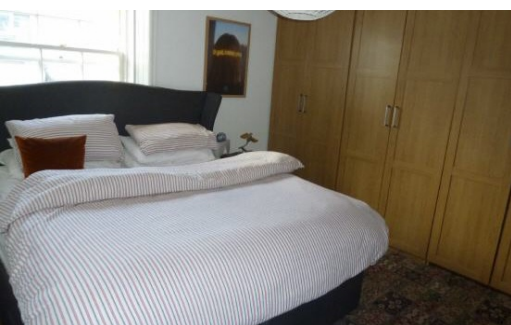
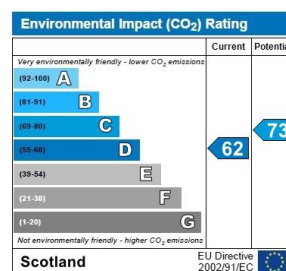
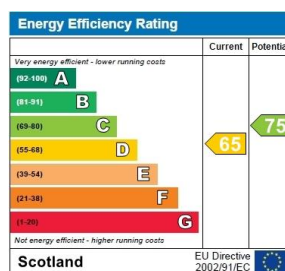
2.40m x 1.48m (7'10" x 4'10")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
Made with Metrepro (10/20)



Sneddons for themselves and their clients the owners, give notice that while these particulars are believed to be correct their accuracy is not warranted. All measurements are approximate only. Interested parties are advised to satisfy themselves as to all details and sizes of the property prior to submitting any offer. These particulars are for information only and are not intended to, nor shall they, form part of any contract relative to the property.

If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.



sneddons
solicitors & estate agents **S.S.C.**