

Turpie
&Co



60



60 Prestonfield Gardens, Linlithgow, EH49 6ER

Visit www.turpies.com
or telephone 01506 668448



60

Prestonfield Gardens, Linlithgow

Located just minutes from bustling Linlithgow High Street this appealing two-bedroom apartment is part of a highly desirable development set in landscaped grounds.

With an enviable east and west-facing aspect it features bright and spacious accommodation presented in turn-key condition to provide the best in contemporary living. Positioned on the second floor the residence includes a generous carpeted west-facing living room with elegant French doors opening onto a Juliet balcony; a well-designed kitchen boasting rich wood-effect wall and floor units, worktop space, and integrated appliances that include a gas hob and oven; two light and airy double bedrooms one with a stylish en-suite shower room and both with built-in storage and a family bathroom complete with hidden cistern WC, bath, and washbasin.

Within walking distance of the heart of this charming Royal Burgh and less than a five-minute drive from Linlithgow Train Station, this home has much to offer and would be ideal for a first-time buyer or investor.

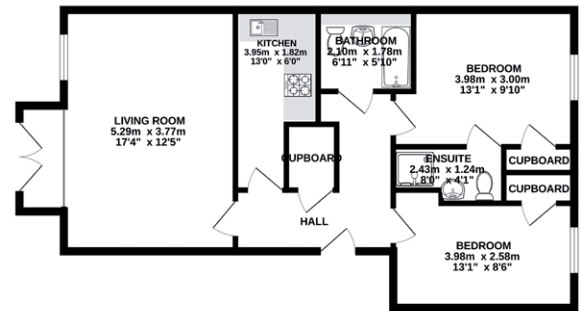
What's special about this house

- Comfortable and modern two-bedroom home with an east-west facing orientation.
- A bright carpeted lounge featuring French doors opening onto a Juliet balcony. Overlooking the development, it has an appealing neutral décor.
- Good-sized kitchen boasting wood-effect wall and floor units, worktops, cream splashback, and an integrated oven, extractor hood, and gas hob.
- Light and airy east-facing principal double bedroom with built-in storage and a stylish en-suite shower room.
- Well-appointed family bathroom featuring a hidden cistern WC, washbasin, and bath.
- Shared landscaped grounds with residents' parking.
- A desirable residential development within walking distance of this historical town and its local amenities, schooling, transport links, and green space.



Location and Amenities

- Catchment for Linlithgow Primary School and Linlithgow Academy.
- Sought-after residential setting minutes from Linlithgow High Street.
- A historic town centre complete with charming wynds and closes, Linlithgow has an array of stores, bars, cafés, and restaurants to enjoy. The town also benefits from a popular retail park.
- Ideal commuter location near the M9 with easy access to Edinburgh (19 miles) and Glasgow (33 miles).
- Linlithgow Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 5-minute drive.
- Edinburgh International Airport is just 12.4 miles from the property.
- Excellent opportunities to explore the great outdoors at Beecraigs Country Park, Linlithgow Canal Centre, Linlithgow Golf Club, Linlithgow Loch, and the John Muir Way.
- Fantastic attractions to discover include those at Linlithgow Palace, House of the Binns, Hopetoun House, and Blackness Castle.



Dimensions:

Second Floor –

Living Room	3.77 x 5.29 m
Kitchen	1.82 x 3.95m
Bedroom 1	3.00 x 3.98m
Bedroom 2	2.58 x 3.98m
Bathroom	1.78 x 2.10m
Ensuite	1.24 x 2.43m

Extras

All fitted carpets, light fittings, window coverings and integrated kitchen appliances.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“A two-bedroom property which enjoys excellent transport links, convenient access to schools, and a diverse range of local amenities.”

Home Report valuation	£160,000
Internal floor area	66m ²
School catchment	Linlithgow Primary School and Linlithgow Academy
Council tax band	Band D
EPC band	Band C
Train station	Linlithgow 0.8 miles

Turpie Co

Pioneers in Property



Gillian Greenwell
Director