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Preston Terrace, Linlithgow



With elegant interiors and a charming south-west-facing garden, this beautifully presented two-bedroom upper villa in the desirable town of Linlithgow epitomises comfortable modern living.

The tastefully decorated hallway with plush carpeting and neutral wall finishes ushers you to a light-filled lounge. From here there is access to a comfortable south-west-facing double bedroom. Across the hallway is a stylish contemporary breakfasting kitchen whilst a bright principal double bedroom and a luxurious bathroom complete the internal accommodation.

With a private driveway and close to the bustling High Street, transport links, and scenic Linlithgow Loch, this charming residence presents a wonderful opportunity.

What's special about this house

- Beautifully presented two-bedroom upper villa boasting a south-west-facing rear garden and off-street parking.
- Light-filled and spacious lounge with a large picture window that serves to enhance the elegant interior design of plush carpeting, built-in shelving, and a calm colour palette.
- Contemporary dual-aspect breakfasting kitchen showcasing under-base-lit grey wall and floor units, complementary worktops, and high-spec integrated appliances including an eye-level microwave, oven, gas hob, and extractor hood.
- Two south-west-facing carpeted double bedrooms, the principal with built-in storage.
- Luxurious bathroom adorned with a bath with wall-mounted rainfall shower, WC, and countertop washbasin. Marble effects and metro-tiles add a sense of modern chic.
- Meticulously kept south-west-facing rear garden featuring paving, raised sleeper beds, and a useful shed.
- 'Off-street parking is provided for by the private driveway



Location and Amenities

- Desirable residential setting ten minutes from Linlithgow High Street.
- A historic town centre 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) and Glasgow (33 miles).
- Linlithgow Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 20-minute walk.
- Edinburgh International Airport is just 11.8 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.
- Xcite Linlithgow has a swimming pool, multi-use sports hall and fitness centre whilst Linlithgow Sports Club includes tennis courts



“Beautifully presented two-bedroom upper villa in Linlithgow, featuring elegant interiors, a south-west-facing garden, and off-street parking.”

Home Report valuation	£155,000
Internal floor area	59 m ²
School catchment	Linlithgow Primary School, Linlithgow Academy
Council tax band	Band B
EPC band	Band C
Train station	Linlithgow 0.7 mile Polmont 4.8 miles



Dimensions:

First Floor –

Lounge	4.60 x 3.81m
Kitchen	3.66 x 3.44m
Bedroom (1)	3.62 x 3.51m
Bedroom (2)	3.48 x 2.70m
Bathroom	2.47 x 1.48m

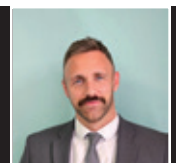
Extras

All floor coverings, light fittings, blinds, integrated oven/hob, fridge, freezer, and a garden hut are included.

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.

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Pioneers in Property



Steven Irvine
Property Manager