

15 Beechwood

LINLITHGOW, WEST LoTHIAN, EH49 6SD



*THE PROPERTY IS OFFERED TO THE
MARKET IN SUPERB INTERNAL CONDITION*



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McEwan Fraser is delighted to present this three-bedroom detached house that boasts a rear extension, a detached garage, and excellent internal proportions. The property is offered to the market in superb internal condition making this an excellent opportunity for a buyer who is keen to have a 'turn-key' property. Beechwood is a desirable cul-de-sac situated to the north of Linlithgow town centre. It offers easy access to the countryside and also benefits from being within walking distance of the train station. Furthermore, this conveniently located family home is within the catchment area for the highly regarded Low Port Primary School, with secondary provision at Linlithgow Academy.

The accommodation is focused on a beautiful living room which is naturally bright and boasts contemporary décor. A stone fireplace creates a natural focal point for the room and the generous proportions will give a new owner plenty of flexibility to create their ideal entertaining space. Double doors from the living room lead into a beautiful dining kitchen that has an extensive range of shaker-style base and wall-mounted units that are topped with stone work surfaces. Naturally divided into food prep and utility zones, the newly refurbished kitchen enjoys a huge amount of prep and storage space and a range of integrated appliances. French doors by the dining table open to the rear garden.













The ground floor accommodation also includes the third double bedroom and a WC off the central hallway. Bedroom three is neutrally finished and currently utilised as a charming office.



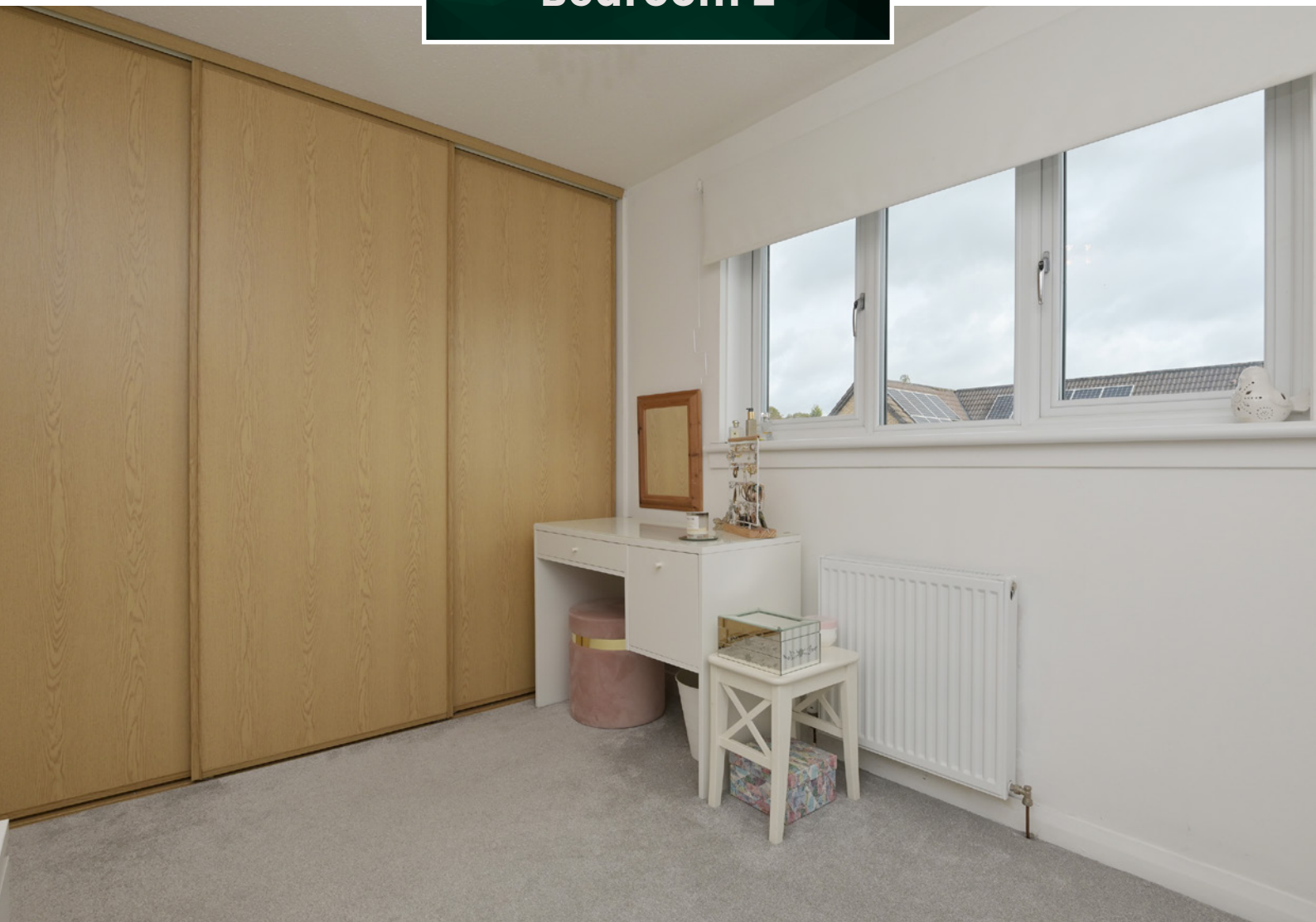
Climbing the stairs, the first-floor landing gives access to two further bedrooms and a shower room. Bedroom one is a generous double with integrated wardrobes and plenty of space for a full suite of bedroom furniture. Bedroom two offers similar proportions and also has integrated wardrobes. The shower room has been finished to a beautiful standard. Recently refurbished, it now has a generous walk-in shower, a white suite with integrated storage, and attractive contemporary tiling.

For extra warmth and comfort, the property has gas central heating and double glazing.

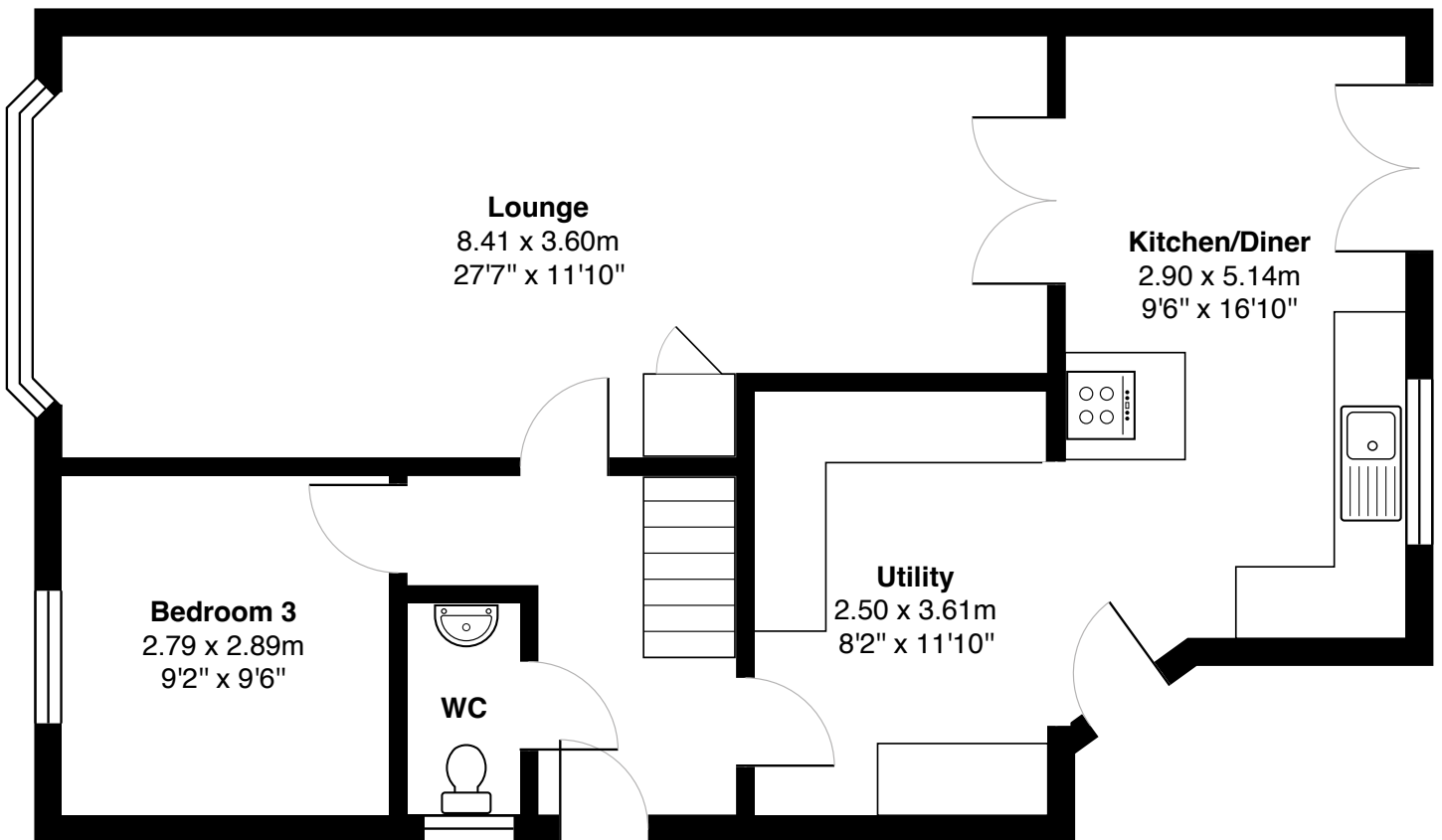
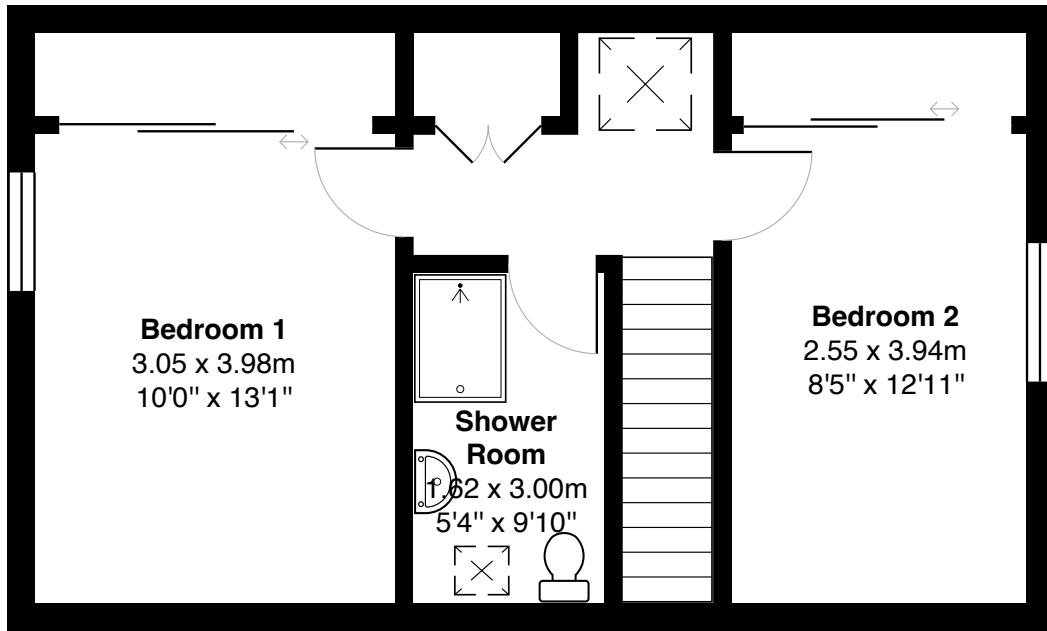




Bedroom 2







Gross internal floor area (m²): 110m²

EPC Rating: C

Externally, the property sits back from the street behind a mature lawn. To one side there is a long driveway capable of handling three cars comfortably. The driveway leads to a detached garage that can also be accessed from the rear garden. The recently landscaped rear garden itself has a mature lawn and a dedicated patio area for entertaining.

This is a very special property and a viewing will be essential to appreciate the quality on offer within.





Steeped in history, The Royal Burgh of Linlithgow, the birthplace of Mary Queen of Scots, is characterised by its 15th Century palace, majestically situated in the centre of Linlithgow, beside the 15th Century St Michael's Kirk, and overlooks the peel (park) and loch. The loch has been designated a Site of Special Scientific Interest.

Linlithgow boasts impressive amenities, including a modest retail park, supermarkets, a public library, a health centre, a leisure centre, pubs, and restaurants. The Union Canal, Linlithgow Loch, Becaerags and Muiravonside Country Parks offer scenic walks, watersports, and other outdoor activities, while the town hosts several sports clubs. Approximately seventeen miles west of Edinburgh and thirty-six miles east of Glasgow, Linlithgow is an ideal commuter base and benefits from immediate access to the motorway and mainline rail links.

Schooling within the town includes Linlithgow Academy, which regularly appears close to the top of the school league tables in Scotland and is one of the main reasons for the demand for housing in Linlithgow. There are five primary schools; Linlithgow Primary School, St Joseph's Primary School, Linlithgow Bridge Primary School, Low Port Primary School, and Springfield Primary School.



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