

# 19 Prestonfield Gardens

LINLITHGOW, WEST LOTHIAN, EH49 6ER



*EXCELLENT FIRST-TIME BUY OR  
SOUND BUY-TO-LET INVESTMENT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is delighted to present this generous two-bedroom apartment to the market. The property is presented to the market in very good condition and would make an excellent first-time buy or sound buy-to-let investment.

The accommodation is focused on a bright and spacious living room which includes laminate flooring and French doors opening to a Juliet balcony. The proportions on offer give plenty of space for a large suite and a dining table if needed. This will ensure a new owner has the flexibility to create their ideal entertaining space.





The separate kitchen is adjacent to the living room and includes a good range of base and wall-mounted units. The fridge freezer and dishwasher are integrated, further space is provided for a free-standing washing machine.







Bedroom one is a generous double with an integrated wardrobe and plenty of space for additional bedroom furniture. Bedroom one also enjoys access to a partially tiled en-suite shower room.



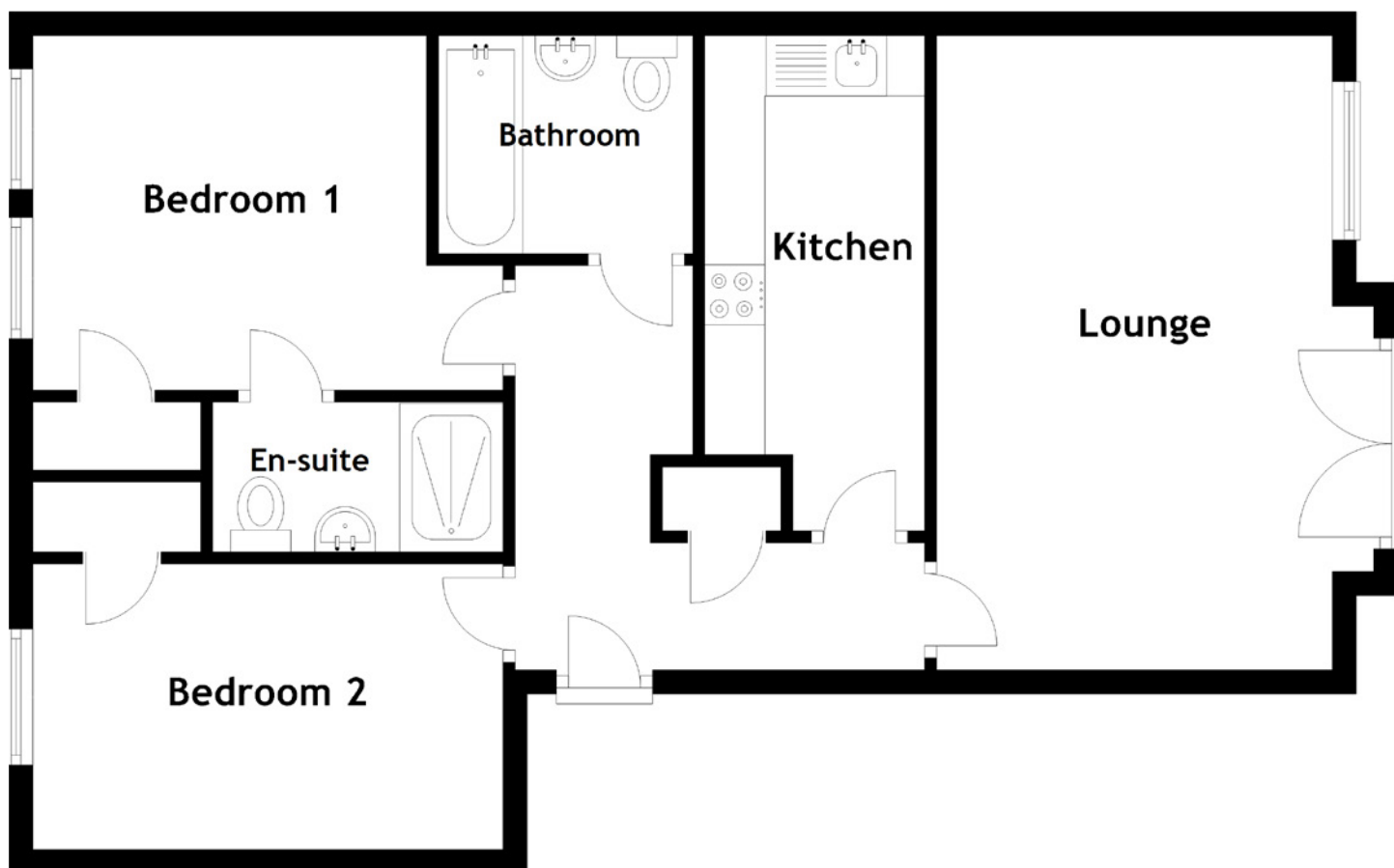






Bedroom two is a further double with an integrated wardrobe currently set up as a home gym. The accommodation is completed by the main bathroom which is partially tiled and finished with a white suite.





Approximate Dimensions

(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 5.28m (17'4") x 3.63m (11'11") |
| Kitchen   | 4.12m (13'6") x 1.83m (6')     |
| Bedroom 1 | 3.91m (12'10") x 2.95m (9'8")  |
| Bedroom 2 | 3.91m (12'10") x 2.38m (7'10") |
| Bathroom  | 2.11m (6'11") x 1.81m (5'11")  |
| En-suite  | 2.41m (7'11") x 1.25m (4'1")   |

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: B





The property has gas central heating and double glazing for extra warmth and comfort. The block provides security entry to the well-maintained communal close, which is cleaned weekly. Externally the property enjoys landscaped communal grounds and plentiful parking.





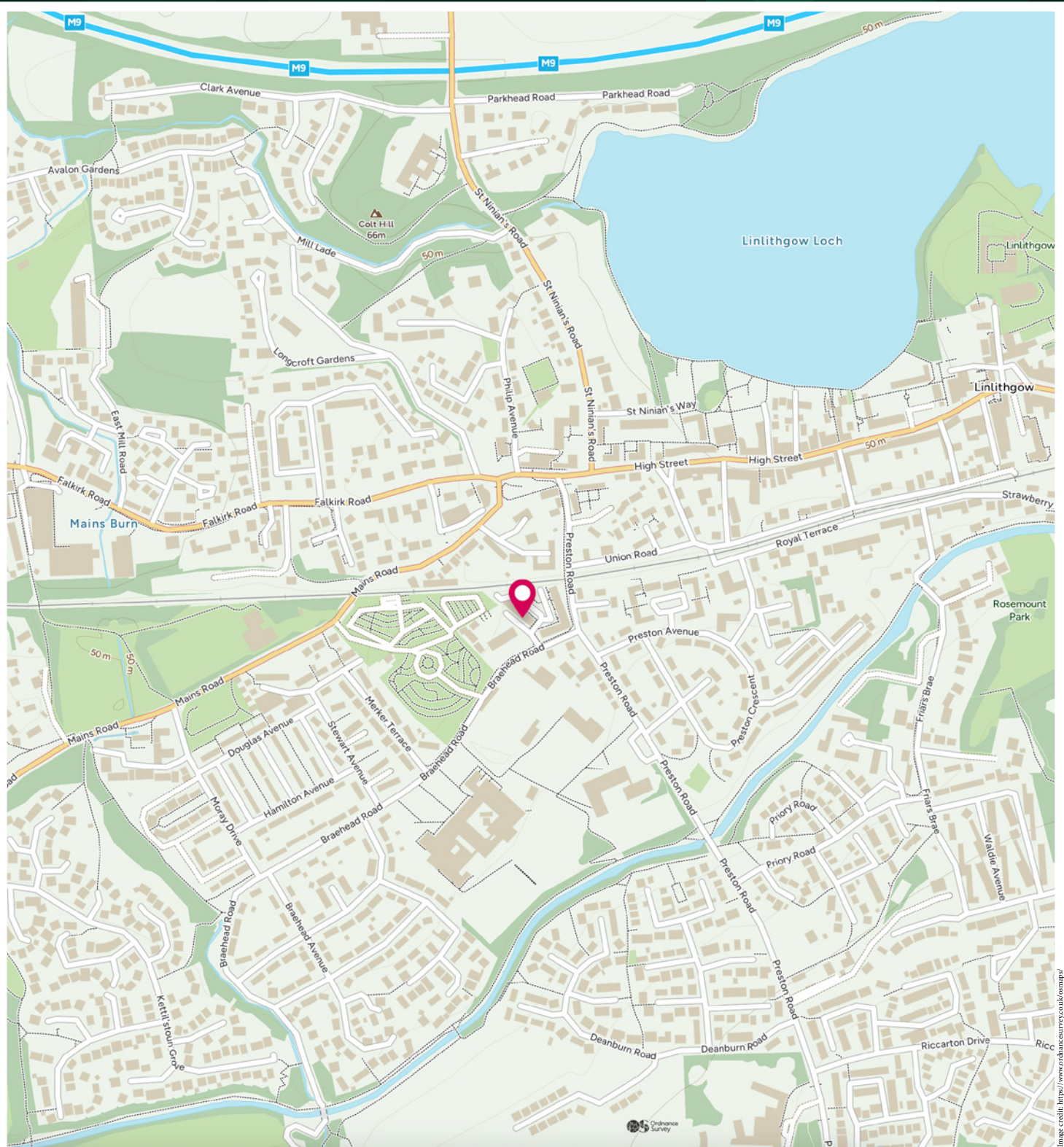


The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beecraigs Country Park a few minutes drive away.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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