

# 18 Mill Road

LINLITHGOW BRIDGE, LINLITHGOW, EH49 7RD



*Bright and spacious family home with  
private garden and driveway*



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Located on the sought-after Mill Road in Linlithgow, this well-presented three-bedroom mid-terrace home offers bright and spacious living, perfect for families or first-time buyers.

# THE LIVING ROOM



Step inside to find a welcoming living room straight ahead, filled with natural light and featuring a gas fire for added warmth. The room also benefits from convenient storage space.

# THE KITCHEN



Adjacent is the bright and well-equipped kitchen, complete with white goods, a freestanding fridge/freezer, ample worktop space, and plenty of storage. From here, you have direct access to the generous rear garden, offering a private outdoor retreat.





Upstairs, the property boasts three well-proportioned double bedrooms and a modern three-piece family bathroom.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



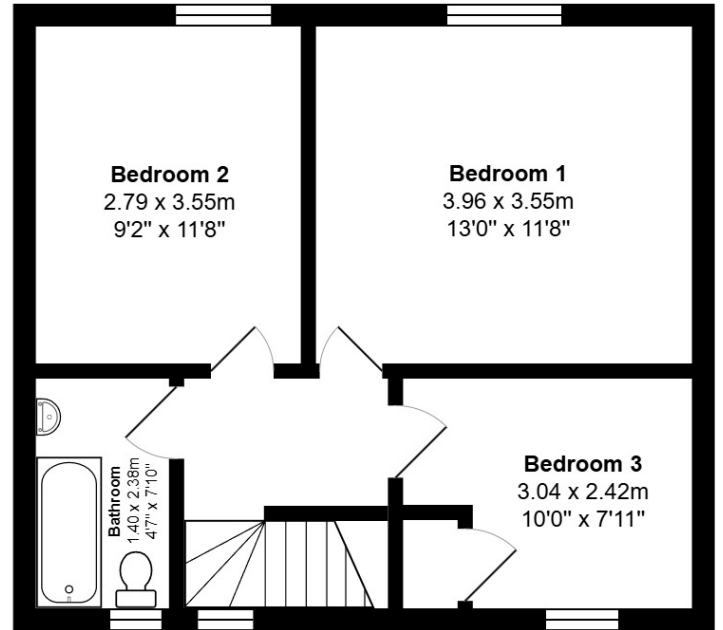
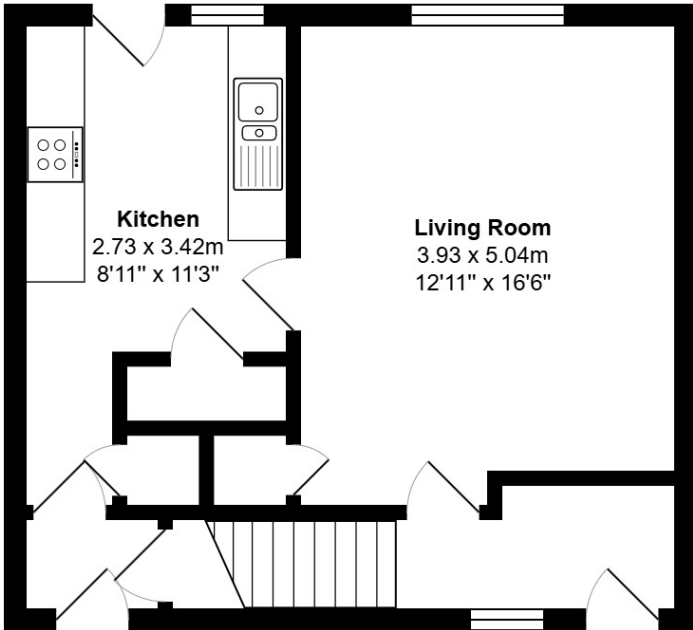
Externally, the home offers excellent parking with a two-car driveway to the front, while the large rear garden provides the perfect space for relaxation or entertaining.

# EXTERNALS



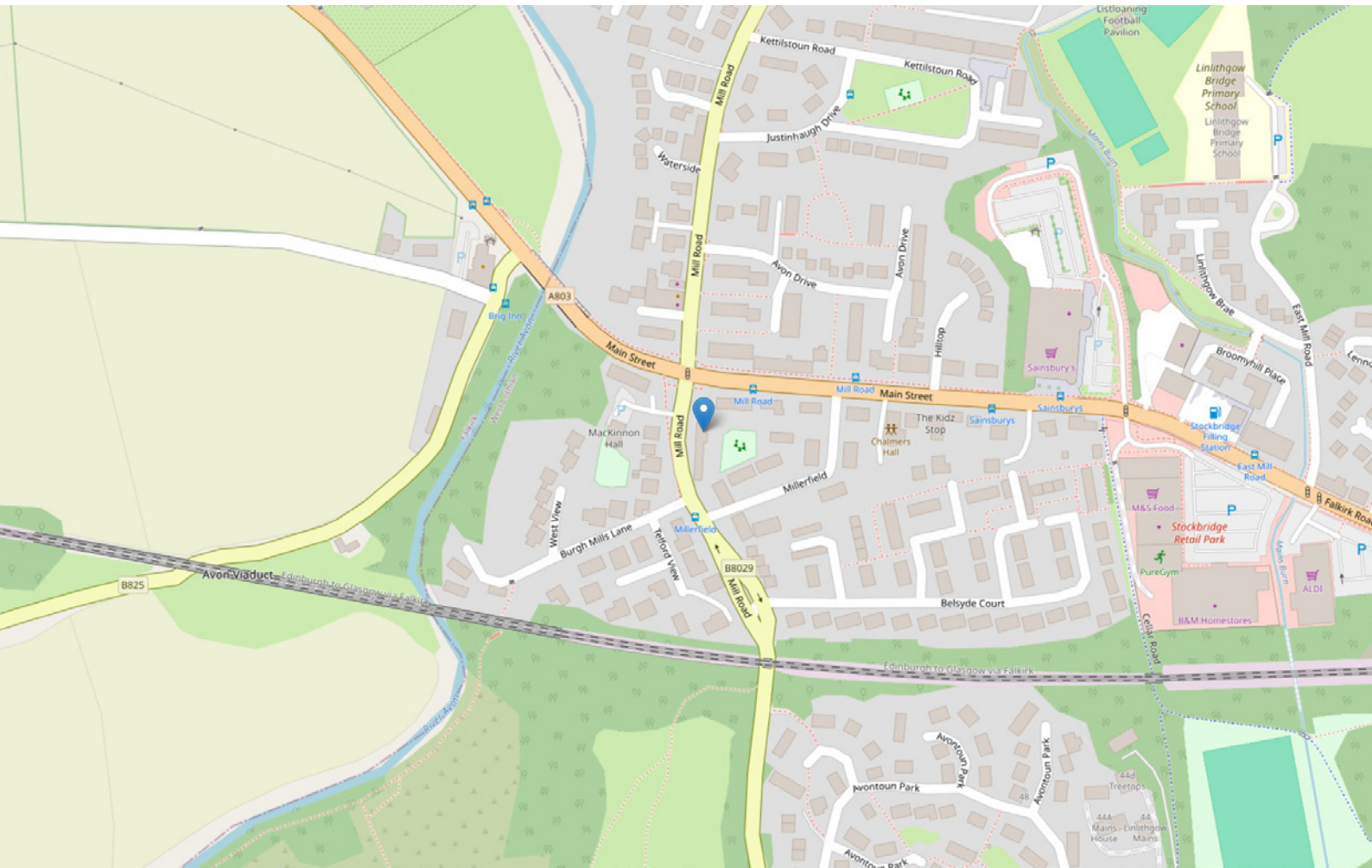


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup> | EPC Rating: C



# THE LOCATION

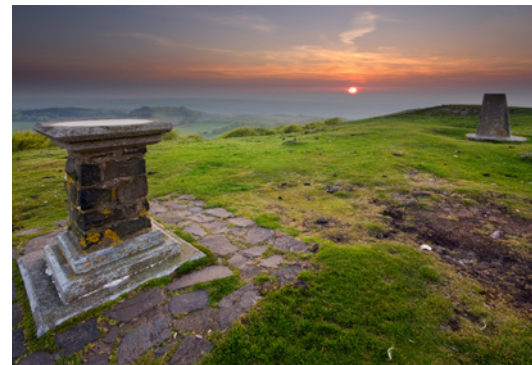
Linlithgow is the county town of West Lothian. It is a particularly well-served town enjoying every possible shopping facility ranging from small corner shops to large supermarkets. It also has a full range of banking, building societies and Post Office services. Such is its appeal that shoppers travel from miles around to take advantage of the facilities and pleasant shopping environment. However, should more extensive shopping facilities be required, they can be found very easily at nearby Falkirk or at the far end of the M9 in the city of Edinburgh.





Places of interest include Linlithgow Palace and its Loch, a popular tourist attraction, which was the birthplace of Mary Queen of Scots. Leisure wise the choice is exceptional with a gym, swimming facilities, tennis and cricket clubs, two golf courses and a football and rugby stadium. In addition, there is also a wide choice of bars, bistros and restaurants.

The M9 gives swift and easy access to Edinburgh and throughout the central belt. For those seeking an alternative method of transport, Linlithgow has its own railway station with frequent services, and approximate travel time of fifteen minutes into Edinburgh and thirty-five minutes into Glasgow.



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