

5A Strawberry Bank

LINLITHGOW, WEST LoTHIAN, EH49 6BJ



*SITUATED CLOSE TO
LINLITHGOW TRAIN STATION*



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McEwan Fraser is delighted to present this stunning ground-floor main-door flat to the market. The property is situated close to Linlithgow train station and enjoys a superb view over the High Street towards St Michael's Church and Linlithgow Palace. Sympathetically renovated, the property is presented in superb internal order and represents a lovely contemporary take on a traditional flat. The accommodation includes a bay-fronted living room, three generous double bedrooms, a dining kitchen, a handy utility room, and a bathroom. Further benefits include gas central heating, partial double glazing, a private front garden, and a private courtyard garden to the rear.

Accommodation is focused on a beautiful living room which has high ceilings, excellent levels of natural light, and a full range of period features including sash windows, high skirting boards, an ornate cornice, a ceiling rose, and a traditional fireplace that has been fitted with a modern stove. The proportions are fantastic and the generous floorspace will give a new owner plenty of scope to create their ideal entertaining space.





The dining kitchen is positioned to the rear of the flat and has been finished to an exacting standard. There is a generous range of base and wall-mounted units that offer a huge amount of prep and storage space. The units are topped with wooden work surfaces and enjoy a range of integrated appliances including an induction hob, an electric oven, a fridge freezer, and a dishwasher. Laundry facilities are found in an attached utility room that also gives access to the bathroom.







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Bedroom one is a large and neutrally decorated room which is rear-facing and boasts extensive integrated storage and plenty of space for a full suite of bedroom furniture.

Bedroom two is also rear-facing and neutrally decorated.

Bedroom three is particularly attractive and includes many original period features. A further generous double room, this bedroom overlooks the private front garden and is elevated above street level for privacy.

A viewing will be essential to fully appreciate both the space and the quality of finish available in this charming period home.



BEDROOM ONE



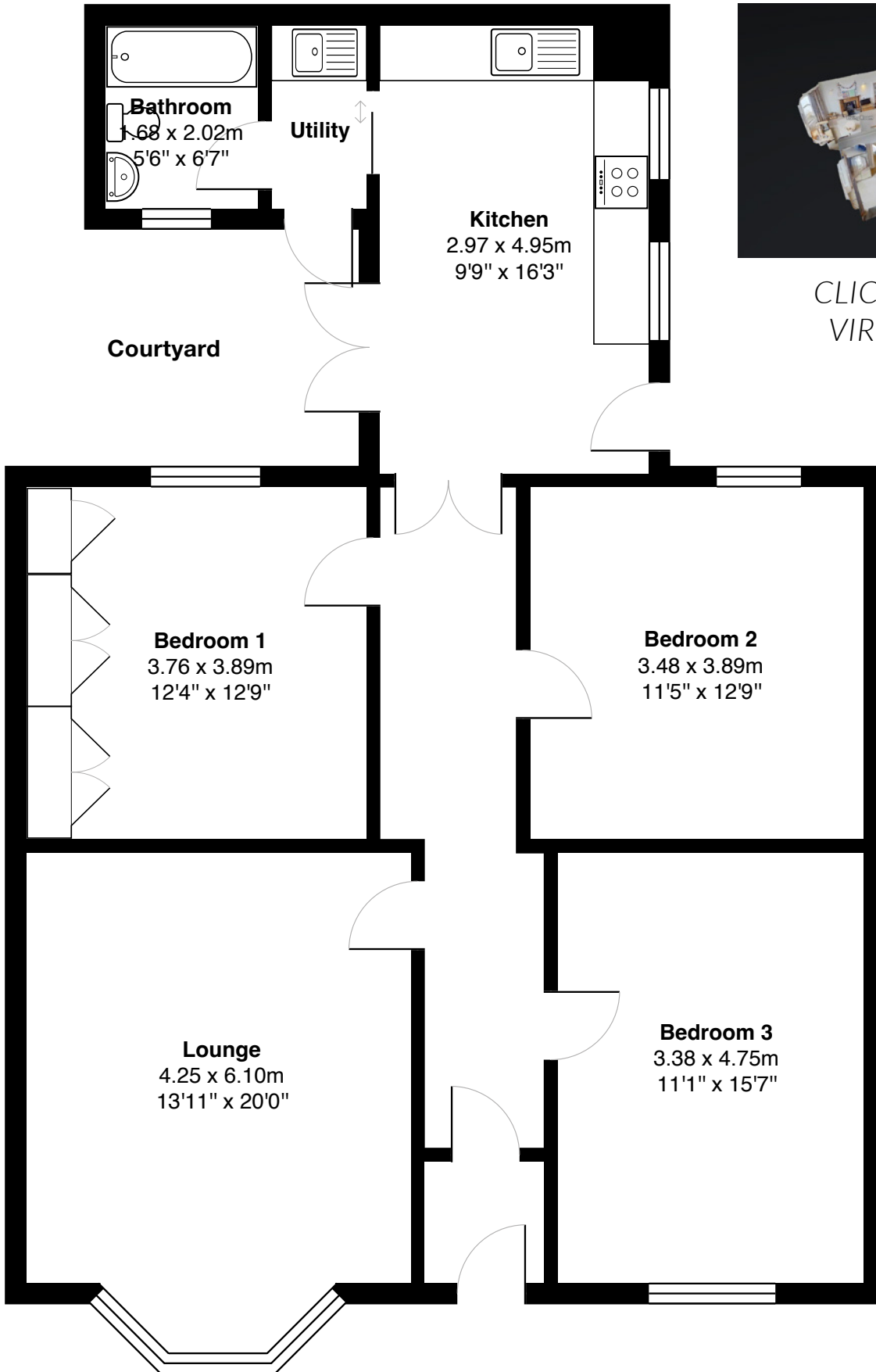
Bedroom 2





Bedroom 3





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Gross internal floor area (m²): 102m²

EPC Rating: D

The south facing courtyard is connected to the kitchen by large double glazed doors. The porcelain tiles give this area the feeling of an outdoor room



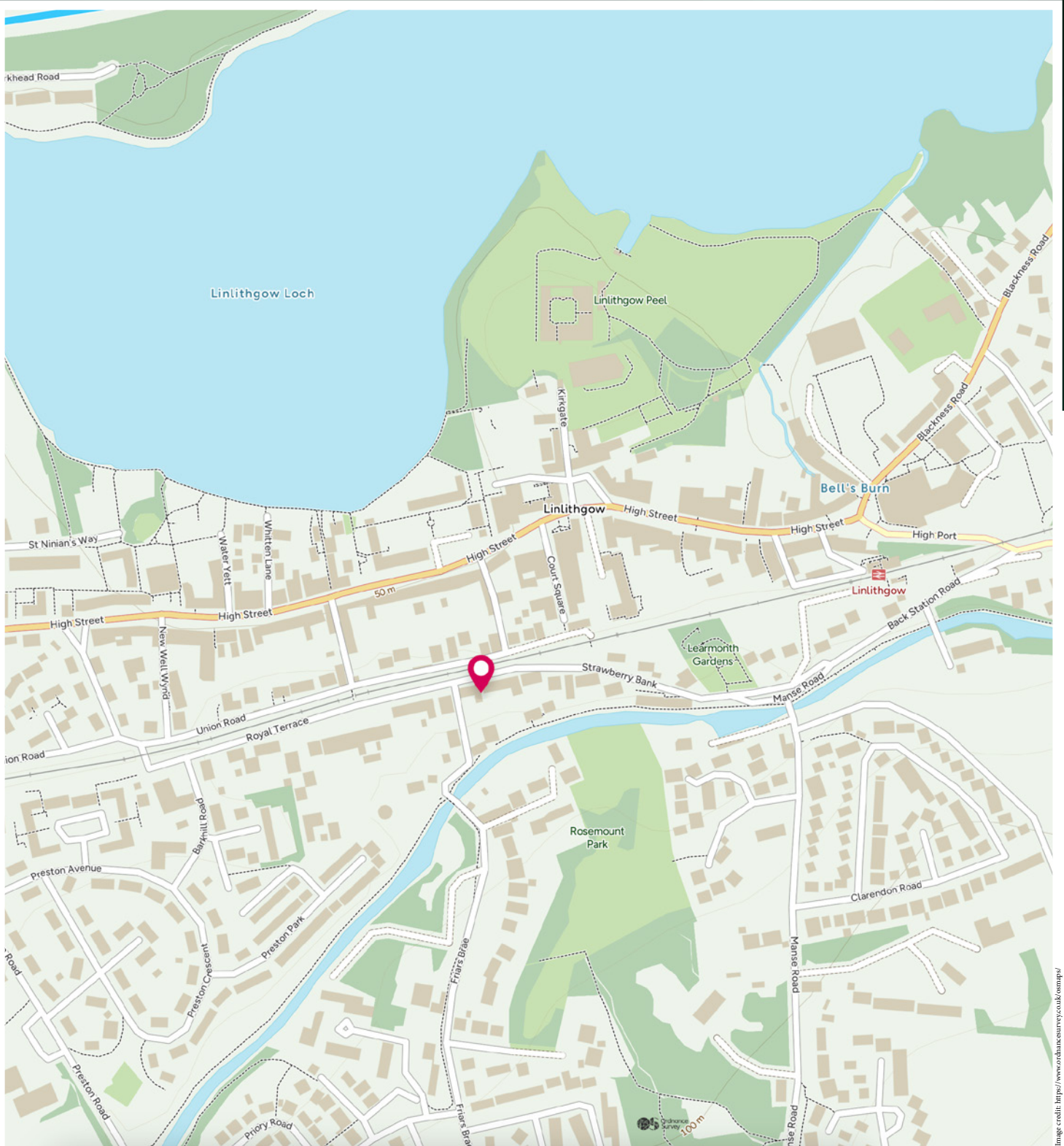


Steeped in history, The Royal Burgh of Linlithgow, the birthplace of Mary Queen of Scots, is characterised by its 15th Century palace, majestically situated in the centre of Linlithgow, beside the 15th Century St Michael's Kirk, and overlooks the peel (park) and loch. The loch has been designated a Site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