

98 St. Magdalenes

LINLITHGOW, EH49 6AQ



Bright and spacious two bedroom second floor flat in the historic town of Linlithgow



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom second floor flat in the historic town of Linlithgow. The property is in walk-in condition and benefits from underfloor heating, double glazing with some additional acoustic glazing. The flat is located minutes from Linlithgow train station providing regular transport links to both Edinburgh and Glasgow.

THE KITCHEN

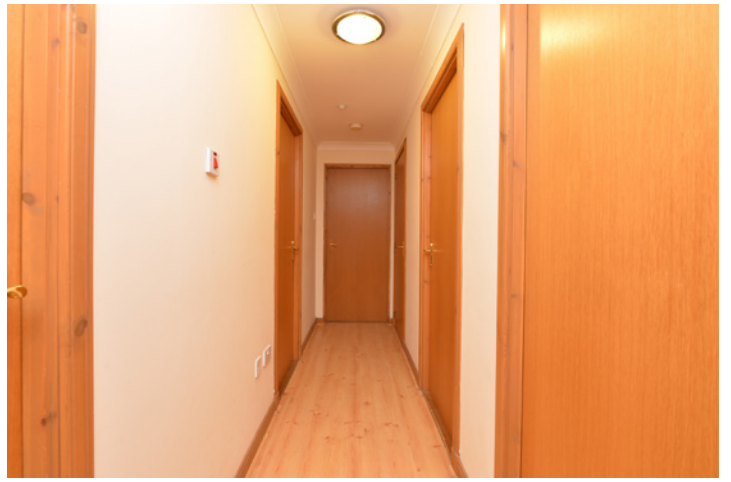


Internally, the property comprises of:

- Fully equipped kitchen; ample worktop space and integrated double oven, gas hob and
- Spacious lounge area with balanced living/dining area benefiting from French windows and Juliette balcony.
- Two double bedrooms which allow for adequate space for furniture arrangements.
- The property benefits from a well-proportioned bathroom with three piece suite electric shower unit over the bath.

THE LOUNGE/DINER





BEDROOM 1



BEDROOM 2



THE BATHROOM

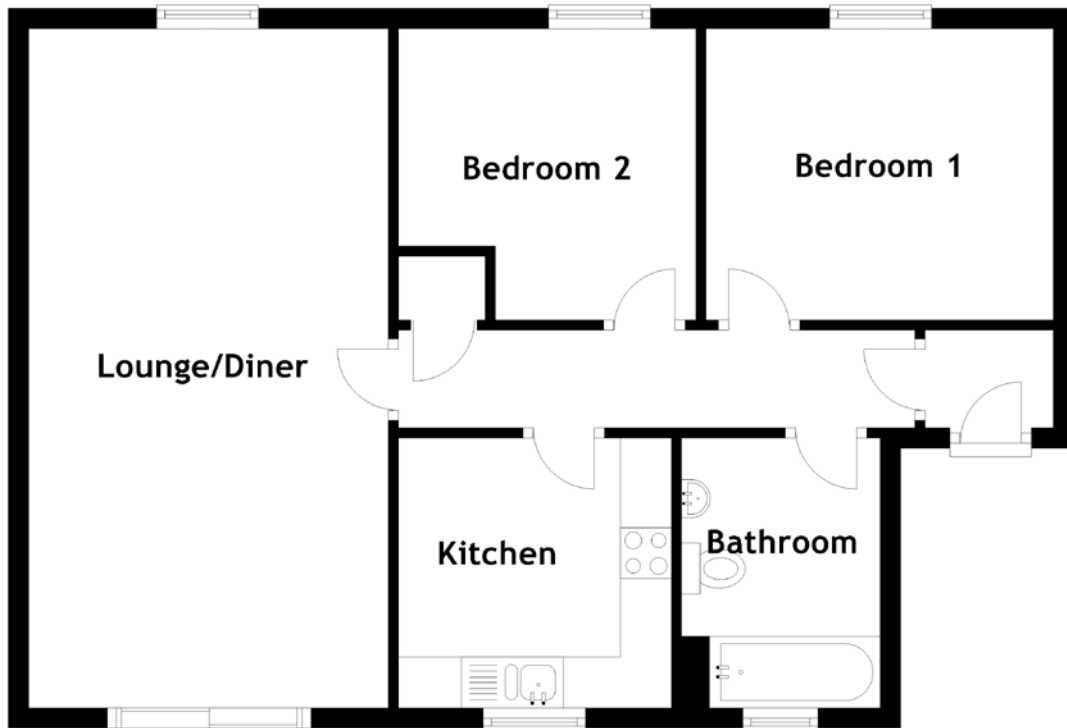


In addition, the building benefits from a lift reaching every level and the property includes its own allocated parking space. This is a rare opportunity to acquire a central modernised flat in a fantastic location.

THE EXTERNAL



FLOOR PLAN, DIMENSIONS & MAP



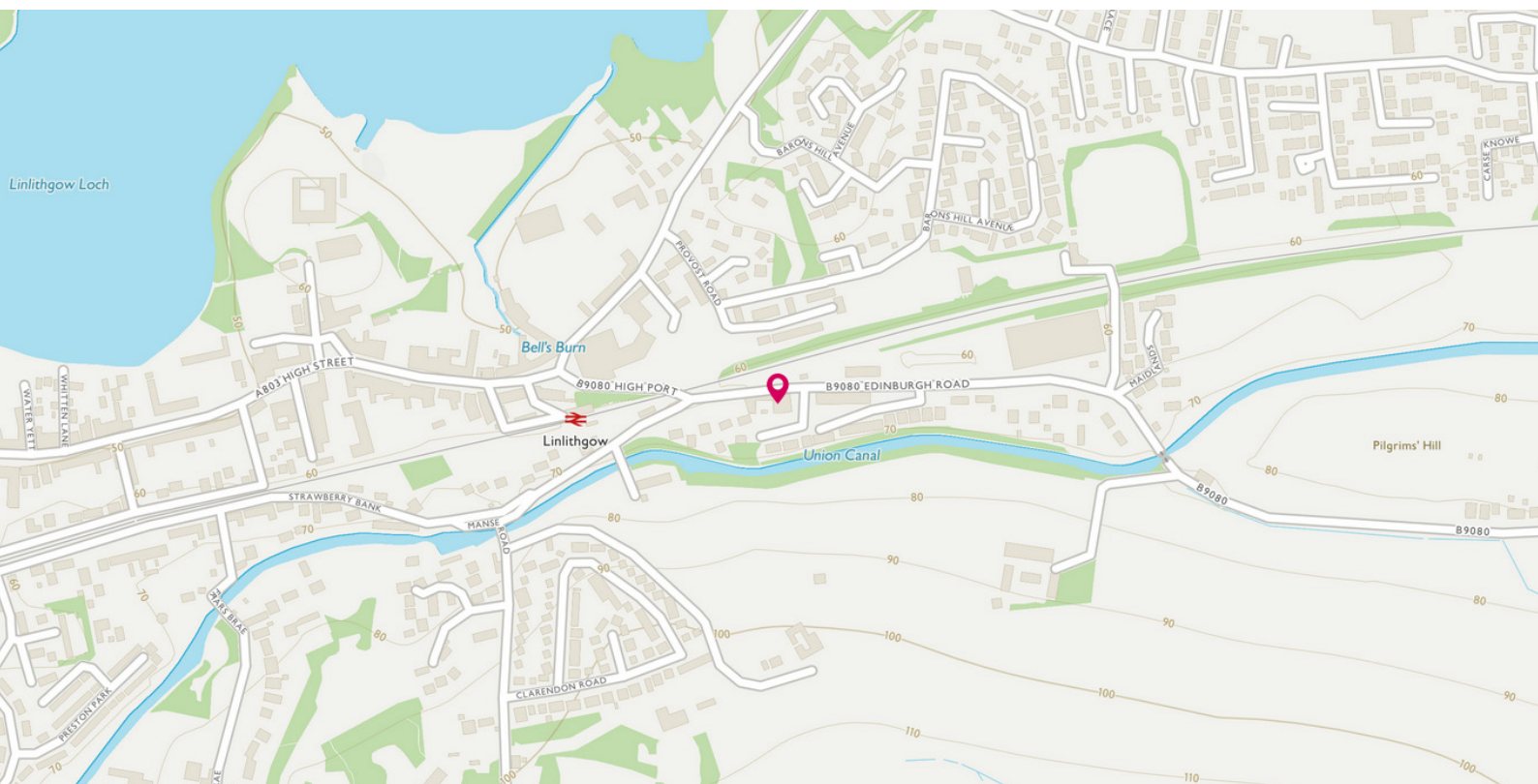
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.67m (21'11") x 3.53m (11'7")
Kitchen	2.68m (8'10") x 2.65m (8'8")
Bedroom 1	3.41m (11'2") x 2.86m (9'5")

Bedroom 2
Bathroom

2.92m (9'7") x 2.86m (9'5")
2.65m (8'8") x 1.95m (6'5")

Gross internal floor area (m ²): 65m ²
EPC Rating: B



THE LOCATION

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, health centre, leisure centre, pubs, and restaurants. The Union Canal, Linlithgow Loch, Beecraigs 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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