



PROPERTY AND
ESTATE AGENTS

27 The Vennel

Linlithgow, Scotland

Bedrooms: 2 Bathrooms: 1 Receptions: 1

Offers Over £110,000
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Description

A fantastic opportunity to purchase this two-bedroom, top floor maisonette apartment with views of Linlithgow Palace. The property offers spacious accommodation and is centrally placed for all local amenities. Early viewing is strongly advised to appreciate the potential and location on offer.

The internal accommodation comprises on the first floor, entrance hall, lounge, dining area, and kitchen. On the second level there are two double bedrooms, and a family bathroom. There are also a further 2 cupboards on the upper landing. Warmth is provided by gas central heating and double glazing.

Location

27 The Vennel is located within the historic Royal Burgh of Linlithgow which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish lowlands and has a very popular, bustling town centre supporting a wide range of family-run businesses offering some of the best of food and drink, clothing, gifts and arts & crafts shops. Sainsbury, Tesco and Aldi supermarkets are all represented and excellent local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

EPC Rating D68

Council Tax Band B

Entrance Hall

Bright entrance hall, giving access to the lounge, dining area, kitchen, and upstairs rooms. With a storage cupboard under the stairs.

Lounge and dining area (6.6m x 3.4m)

Spacious room, with dual aspect allowing lots of light in, views of St Michaels church, carpeted flooring, radiator and BT/TV point.

Kitchen (3.3m x 2.1m)

The kitchen benefits from a range of wall and base units with contrasting worktop and linoleum flooring. Views of St Michaels church, radiator, and wooden splashback. With appliances to include hob, oven, and cooker hood, washing machine and fridge/freezer.

Bedroom 1 (3.3m x 3.4m)

Generously proportioned double room with double glazed windows overlooking St Michaels church. Carpeted flooring, double glazed window, and radiator.

Bedroom 2 (3.3m x 3.4m)

A further double bedroom with carpeted flooring, double glazed window, and radiator.

Bathroom (1.9m x 2.1m)

White wc, washbasin, bath with overhead shower, linoleum flooring, tiled walls, radiator, and opaque window.

External

The block offers security entry into a well-maintained hallway. With the property there is a large storage cupboard within the stairwell as well as a laundry room. There is also ample residents parking.

Agents Note

We believe these details to be accurate, however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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