



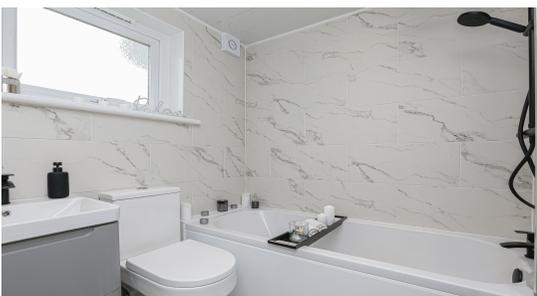
PROPERTY AND
ESTATE AGENTS

39 Avontoun Park

Linlithgow, Scotland

Bedrooms: 1 Bathrooms: 1 Receptions: 1

Offers Over £100,000
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Description

Halliday Homes are delighted to bring to the market this one-bedroom apartment, ideal for the first-time buyer or investor, situated in a very popular pocket of Linlithgow. The property has been upgraded by the current owner and benefits from a lovely private rear garden.

The internal accommodation comprises; hallway, lounge which is open plan to kitchen, bedroom, and bathroom. Warmth is provided by gas central heating and double glazing. Externally there are private front and rear gardens and driveway.

Location

39 Avontoun Park 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 and 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 C75

Council Tax Band B

Hall

The hall provides a double-glazed front door, new laminate flooring, radiator, and a walk-in cupboard.

Lounge (3.20m x 4.40m)

The spacious lounge enjoys an abundance of natural light thanks to the patio doors to the rear garden and the open plan layout. The room benefits from new laminate flooring, radiator, and TV point.

Kitchen (2.30m x 2.80m)

Open plan to the lounge the kitchen was refitted in December 2019 and has a front facing window, laminate flooring, a range of all and base units and appliances to include oven, electric hob, cooker hood and space for a washing machine and fridge. Front facing window with fitted blind.

Bedroom (2.90m x 3.40m)

The double bedroom benefits from laminate flooring, integrated wardrobe, radiator, and a rear facing window with fitted blind overlooking the private garden.

Bathroom (1.80m x 1.80m)

The bathroom was completely refurbished in October 2020, is fully tiled and provides a white w.c., wash basin with fitted storage and bath with overhead "Rainfall" shower. In addition, there is a heated towel rail, extractor fan, feature mirror and an opaque window.

External

To the front of the property is a small private garden and off-street parking. The rear garden has been landscaped and is mainly laid to lawn with some mature shrubs and trees, garden shed and side gate access.

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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