

98 Lennox Gardens, Linlithgow, EH49 7QA



Spacious one bedroom upper flat ideally situated within a quiet cul-de-sac in Lennox Gardens in the historic Royal Burgh of Linlithgow.

Newman properties are delighted to offer to the market this one bedroom property comprising of upper hall, Open Plan lounge Dining Area, Modern Fitted kitchen, Spacious double bedroom and bathroom.

Meets All Scottish Government Requirement's For Rental Property.

The property benefits from Double Glazing and Gas Central heating.

Externally there is a small chipped garden to the front and a paved path to the rear garden which is laid to lawn with a shed there is also a parking space to the rear.

The Royal Burgh of Linlithgow allows commuting to main centres including Stirling and (Forth Road Bridge to) Fife via M9/M80 motorway network. In addition, mainline train station provides service to Edinburgh, Stirling and Glasgow. The town itself offers recreational pursuits to include golf, fishing, tennis, rugby, rambling walks and water sports. Educational facilities are available from Linlithgow Academy and local primary schools.

VIEWING IS HIGHLY RECOMMENDED

OIRO
£84,995

REF NO:
ANLG98



Vestibule

Access via half glazed pane UPVC door into vestibule, carpeted stairs to upper landing where there is a door into the lounge.

L Shaped Lounge

17'7 x 11'7 x 10'3 x 7.5

(5.53m x 3.53m x 3.12m x 2.26m)

The lounge is L shaped to give space for a dining table. Window overlooking the front of the property. There is a double radiator in both the lounge and dining area's TV point, telephone point and power points. Flooring is carpet.

Inner Hall

Hallway gives access to the kitchen, double bedroom and bathroom. Shelves storage cupboard and carpeted flooring.

Bedroom

10'0 x 8'09 (3.06m x 2.68m)

Spacious double bedroom with window to the rear. Built in wardrobe with shelf and hanging rail. Radiator and carpeted flooring.



Kitchen

10' 2 x 4' 2 (3.09m x 1.26m)

Fitted with wall and base units, stainless steel sink and drainer, electric hob and oven, integrated fridge freezer. Flooring is vinyl.

Bathroom

Three piece white suite comprising WC, wash hand basin and bath with over bath electric shower. Shaver point and vinyl flooring.

Other

Externally there is a small chipped garden to the front and a paved path to the rear garden which is laid to lawn with a shed there is also a parking space to the rear.

Viewing is strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

OFFERS

All offers should be submitted to:
Newman Properties
32 -34 King Street
Bathgate
EH48 1AX

Telephone 01506 635800, Fax 01506 657465

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING?

To arrange your FREE MARKET VALUATION, simply call Newman Properties on 01506 635800

VIEWING IS HIGHLY RECOMMENDED



The Properties Misdescriptions Act 1991. While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items included in the sale of working or running nature such as the central heating installation or mechanical or electrical equipment (where included in the sale) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings. They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from within the boundaries of the property, or of what is included in the sale. Please note that all measurements are approximate and should not be taken as exact sizes.

Call Newman Properties On 01506 635800

• Newman Properties • 32-34 King Street, Bathgate, EH48 1AX • T: 01506 635800 • F: 01506 657465
• E: info@newman-properties.co.uk • W: www.newman-properties.co.uk