



GILSON GRAY

LAW • PROPERTY • FINANCE

125F SPRINGFIELD ROAD

Linlithgow, West Lothian, EH49 7SN



Set within an established, cul-de-sac development in exclusive Linlithgow, next to open parkland and close to Linlithgow Loch and Palace, this first-floor flat offers a spacious reception room, a kitchen, a double bedroom, and a bathroom, plus access to shared gardens and private residents' parking. The flat and its excellent location are sure to appeal to a wealth of buyers, including first-time purchasers, couples, professionals, and rental investors alike.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- First-floor flat in Linlithgow
- Part of a cul-de-sac development
- Next to open parkland
- Secure shared entrance
- Hall with built-in storage
- Good-sized living/dining room
- Modern kitchen
- Double bedroom with built-in wardrobe
- Bathroom with shower-over-bath
- Access to shared garden/drying green
- Private residents' parking



"THIS ONE-BEDROOM
FLAT IN LINLITHGOW
LIES NEXT TO
PARKLAND AND CLOSE
TO LINLITHGOW
PALACE AND LOCH."



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

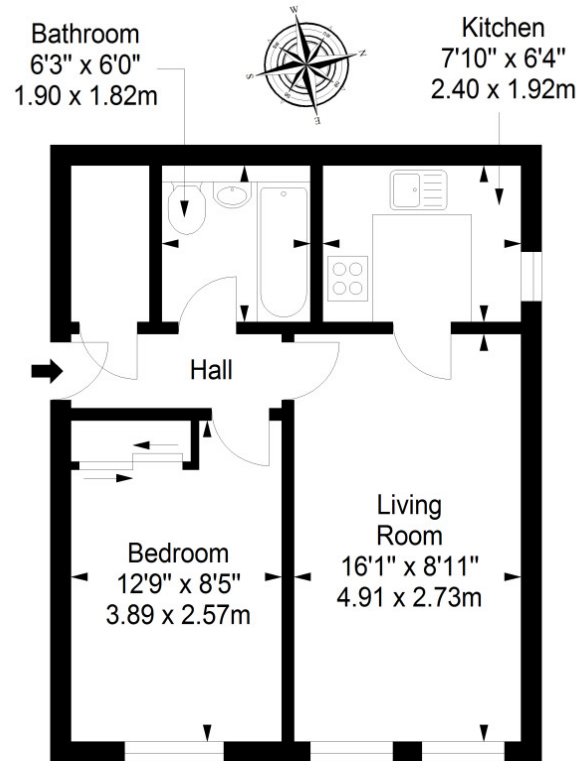


BORDERS

01890 880 008

First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 38.1 sq. metres (410.1 sq. feet)

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