



**127 Springfield Road,**  
Linlithgow, West Lothian, EH49 7SN

CALL US ON 0131 447 4747

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For price and viewing information please visit  
[gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with storage.
- Attractive living room with space for table & chairs.
- Patio doors to rear.
- Modern fitted kitchen with appliances.
- Upper landing with access to a partially floored attic via Ramsay ladder.
- Good sized double bedroom with fitted wardrobes.
- Single bedroom/home office.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- External lockup storage cupboard at front door.
- Enclosed south facing garden at rear with decking area.
- Allocated parking space.



## GENERAL DESCRIPTION

A mid terraced villa in the sought after West Lothian town of Linlithgow, an ideal commuter base with its close proximity to the M9 and boasting an excellent range of local amenities within Linlithgow itself. The property would make an ideal purchase for a first time buyer/young couple for perhaps letting purposes.

**COUNCIL TAX BAND** B.  
**TRAIN STATION** APPROXIMATELY 1 MILE TO LINLITHGOW TRAIN STATION.  
**AIRPORT BUSES** APPROXIMATELY 11.5 MILES TO EDINBURGH AIRPORT.  
**BUSES** WITHIN 100 METRES.

## LOCATION

Ideally positioned just off the M9 and equidistant between Edinburgh and Glasgow, Linlithgow promises a sought-after small-town lifestyle, within easy reach of city attractions. Deeply rooted in Scottish history, the ancient West Lothian County town is famous as the birthplace of James V and Mary Queen of Scots. An enduring symbol of this proud heritage, the town's major landmark is the magnificent ruin of Linlithgow Palace, which is set in its own grounds beside picturesque Linlithgow Loch. The historic High Street boasts an excellent range of high street stores and independent retailers, which are supplement by a retail park and a choice of supermarkets. For sport and fitness enthusiasts, Xcite Linlithgow leisure centre offers fantastic facilities including a state-of-the-art gym, a swimming pool, a sports hall, and fitness studios, or for those who prefer the great outdoors, Linlithgow Loch provides excellent opportunities for walking, fishing, wildlife watching, and water sports. Linlithgow is served by an excellent range of schools from early years to senior level, including the well-regarded Linlithgow Academy. Owing to its ideal location just off the M9, Linlithgow allows swift and easy access across the central belt and northwards into Fife and is served by excellent bus and rail services.

**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE, FREESTANDING AUTOMATIC WASHING MACHINE/DRYER AND FRIDGE/FREEZER. THE GARDEN SHED, BIKE SHED AT FRONT AND GARDEN STORAGE AREA IN THE REAR GARDEN WILL ALL BE INCLUDED IN THE FOR SALE PRICE.**



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Linlithgow,  
West Lothian, EH49 7SN**



Approx. Gross Internal Area

467 Sq Ft - 43.38 Sq M

Store

Approx. Gross Internal Area

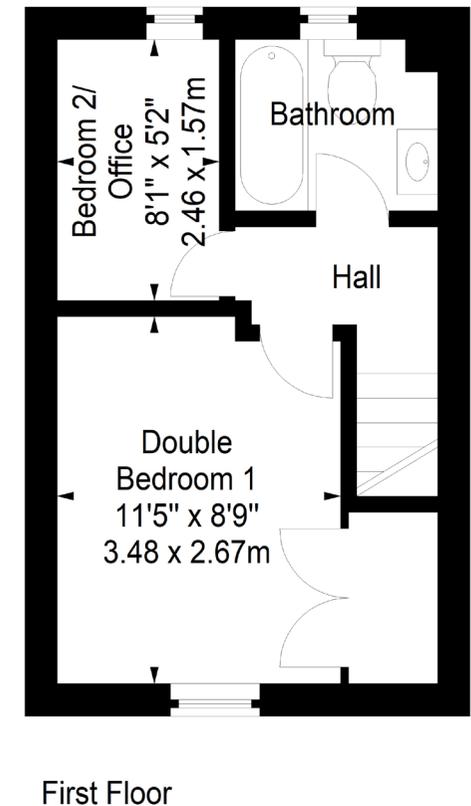
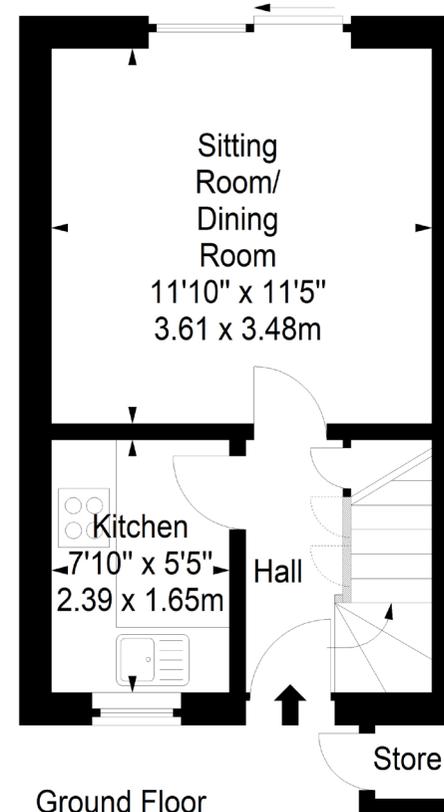
5 Sq Ft - 0.46 Sq M

For identification only. Not to scale.

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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.