



Linlithgow, West Lothian

100 BURGHMUIR COURT, LINLITHGOW EH49 7LL

Situated in the popular Springfield area of Linlithgow, this lovely three bedroom semi-detached home offers bright, stylish living space over two floors with an enclosed rear garden, garage and parking.

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DESCRIPTION

Bright well-presented semi-detached home. The property comprises of:

- Entrance Hall
- Living Room
- Dining Room
- Large Rear Extension Family Room
- Semi-Open-Plan Kitchen
- Three Bedrooms
- Stylish Contemporary Bathroom
- Gas Central Heating
- Double-Glazing
- Private Gardens Front and Rear
- Single Garage with Driveway Parking

LOCATION

Burghmuir Court is located within the Royal Burgh of Linlithgow which is situated in West Lothian between Edinburgh and Falkirk. Linlithgow is steeped in history with Linlithgow Palace, the birthplace of Mary Queen of Scots, at the heart. The charming High Street is known for independent boutiques, artisan food shops, cafes, traditional buildings and local businesses all fostering a strong community atmosphere. Sainsbury, Tesco and Aldi supermarkets are also represented in the area. Entertainment options are plentiful, Linlithgow Burgh Halls, a historic community space dating back to 1670, hosts several exhibitions, Linlithgow Loch and the Union canal paths are excellent for the outdoor enthusiast. Bars, cafes and restaurants offer an abundance of choice for eating out. There are good options for schooling in Linlithgow at both primary and secondary levels.

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.

EXTRAS

Light fittings, curtains, blinds, floor coverings, oven and hob, fridge freezer and washing machine are included in the sale.

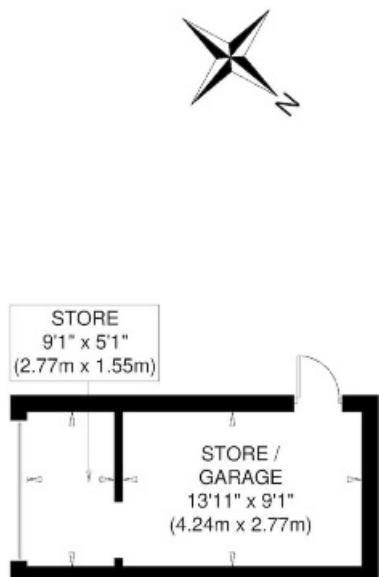
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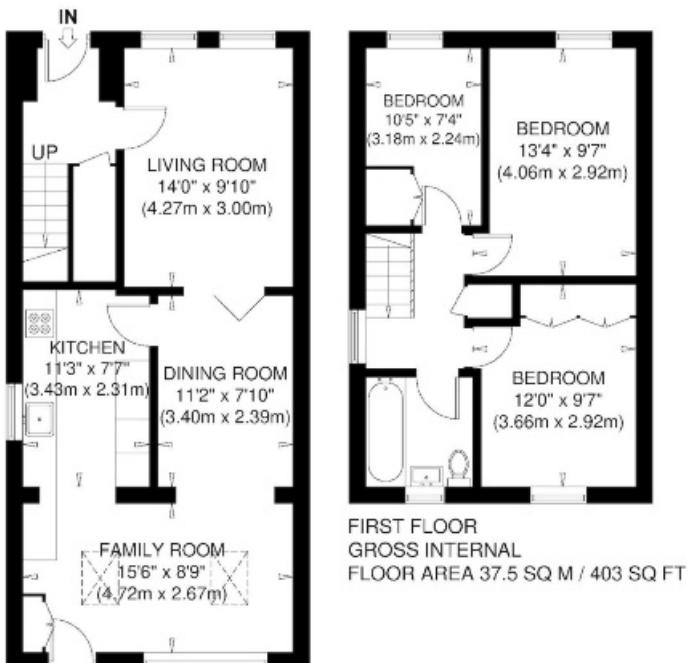
VIEWINGS

By Appointment with Agents: Tel: 0131 467 7550





STORE / GARAGE
GROSS INTERNAL
FLOOR AREA 16.3 SQ M / 175 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 37.5 SQ M / 403 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 51.6 SQ M / 555 SQ FT

BURGHMUIR COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 89.1 SQ M / 958 SQ FT
STORE / GARAGE AREA = 16.3 SQ M / 175 SQ FT

TOTAL AREA = 105.4 SQ M / 1133 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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