



## 80 High Street Linlithgow

We are delighted to present to the market this Luxury **TOWNHOUSE** situated in a popular residential part of this ancient Royal Burgh. This unique property is in excellent walk-in condition and internal viewing is highly recommended. The property is formed over three levels, the front faces the High Street whilst the large secluded rear garden is adjacent to Linlithgow Palace and Loch, overlooked by the Rose Gardens and the 10th Century Church of St Michael, Patron Saint of Linlithgow. A private close leads to the Ground Floor which comprises:- Three Entrances, Large Dining Kitchen, Shower Room, Dining Room with cast iron spiral staircase leading to 1st Floor: Lounge, Study area, Utility Room, Two Bedrooms (master en-suite), Bathroom and on the 2nd Floor a further two bedrooms, hall and generous cupboard space. The property is newly double glazed and benefits from a recently installed Combi-Boiler/ Gas Central Heating System. A secured entry ensures complete privacy re the close, house and private gardens to the rear.

**INTERNAL VIEWING IS HIGHLY RECOMMENDED**

REF:KFD.CS

- Entry:-** By Arrangement
- Viewings:-** Please contact our Property Department on 01324 823 498
- Price:-** **OFFERS OVER £299,000**

**Russel+Aitken**  
solicitors and estate agents

### Situation:-

This stunning property is situated on the main high street in the thriving Royal Burgh of Linlithgow which is steeped in history with its Palace, Loch and Union Canal. The property is located only a short distance from the mainline Railway Station providing commuters with frequent services to Edinburgh and Glasgow. Ideally situated for access to the M8/M9 motorway giving ease of access to centres of business such as Glasgow, Edinburgh and Stirling. Linlithgow town centre would provide the purchaser with access to an excellent range of retail and leisure facilities and is close to all local primary and secondary schools.

### Entrance:-

Property is entered from the High Street via a secured entry system into a private close. There are three entrances to the property. Two entrances provide access to the Kitchen with the other entrance providing access to a winding carpeted stone staircase (with radiator, ceiling lights and windows and an attractive rope effect banister) leading to the 1st floor hallway.

### Kitchen:-

**12'5" x 26" (3.81m x 7.92m) - longest point**

Entered via a double glazed door with frosted panels. There is a further double glazed door giving access to the rear garden. Two large double glazed windows. This is a spacious Kitchen with American double fridge/freezer and six burner range cooker with double oven; integrated dishwasher and benefits from oak flooring, modern floor and wall mounted units with solid butchers block work-surface areas (with tiled splashback). There is a central breakfast bar/island area providing further cupboard space and a stainless steel one and a half bowl sink with dual action tap above. Further two tall modern radiators, ceiling spotlights and chandelier. Attractive original timber ceiling beams with canopy space above allow full appreciation of the authentic nature of this family area. Door to

### Shower Room:-

There is a double shower cubicle housing a Mira Sport shower, w.c. and wash hand basin. The floor and walls (floor to ceiling) are tiled with ceramic tiling. Ceiling light, extractor and modern heated, chrome towel rail.

### Dining Room:-

**14'6" x 11'9" (4.44m x 3.60m)**

An oak door with glass panels leads to the good sized dining room with two large recessed double glazed windows, solid oak flooring, radiator, three wall mounted lights and an attractive cast iron spiral staircase, that in turns leads to 1st floor and the

### Lounge:-

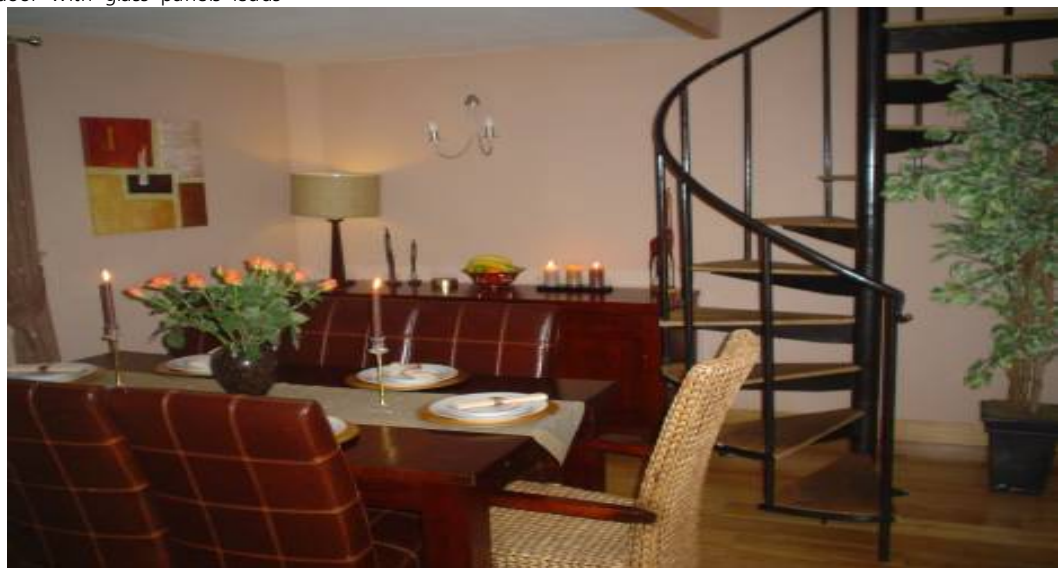
**14'2" x 14'3" (4.34m x 4.35m)**

This is a bright, spacious room which has a double glazed window facing east and further small windows facing the garden; a carpet, attractive original timber ceiling beams and ceiling spotlights. An Archway leads to

### Study Area:-

**5'10" x 7'5" (1.80m x 2.27m)**

Leading from the Lounge. Large double glazed window with fitted desk and further shelved display area. Ceiling spotlights. Carpet and door with glass panels leads to:



### 1st Floor Hallway:-

Double door gives access to hall with radiator, ceiling lights, large storage cupboard. Carpeted winding stone staircase continues to 2nd floor.

### Bathroom:-

Leading from the 1st floor hall comprising newly double glazed frosted window. There is an attractive white three piece suite comprising W.C, Wash hand basin and bath (with tiled splashback), ceiling light, extractor fan. Across the hallway is the:-

### Utility Room:-

**7'8" x 6'3" (2.36m x 1.91m)**

There are floor and wall mounted units with work surface areas, incorporating a stainless steel sink with taps above. Shelved area for laundry. Upper splashback for storage of cleaning materials. Extractor fan. Plumbed for washing machine and tumble dryer. Ceiling spotlight. Tiled effect flooring.

### Bedroom One:-

**11'11" x 13'5" (3.64m x 4.11m) - Exc window area**

This is an excellent sized double bedroom with two double glazed windows to the front. Carpet. Ceiling light. Radiator. Storage cupboard. There are sliding mirror doors giving access to a walk in wardrobe and also to:-

### En-Suite Shower Room:-

There is a double shower cubicle, w.c. and wash hand basin. Ceramic floor tiling and walls have been tiled to full height. Attractive wall mounted heated chrome towel rail. Extractor fan. Ceiling light.

### Bedroom Two:-

**6'0" x 14'11" (1.83m x 4.54m)**

Double glazed window to the front, Ceiling light. Carpet. Radiator.

### 2nd Floor Hallway:-

Accessed via winding stairs with attractive rope banister/brass fittings. Window. Large built in cupboard. Hallway gives access to:-

### Bedroom Three:-

**9'10" x 21'4" (3.10m x 6.50m) - Coombed ceiling**

This is a good sized room with double glazed windows to the front. Storage cupboard. Ceiling light. Oak flooring. Built-in wardrobes and shelved area. Radiator.

### Bedroom Four:-

**8'10" x 21'4" (2.70m x 6.50m) - Coombed ceiling**

Another good sized room with double glazed window to the front. Oak flooring. Ceiling light. Radiator.

### External:-

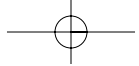
This is a large rear garden which is mainly laid to lawn. The rear garden is enclosed on all sides by stone wall/fencing and adjacent to Linlithgow Palace and grounds.

### FURTHER PARTICULARS FROM:-

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Full schedule may be downloaded from: [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.espc.com](http://www.espc.com)





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