

Turpie
&Co



38



The Vennel, Linlithgow, EH49 7EU

Visit www.turpies.com
or telephone 01506 668448



38

The Vennel, Linlithgow



Enjoying an enviable position in the heart of historic Linlithgow, this bright and spacious three-bedroom home offers generous accommodation in a wonderfully convenient setting, just moments from Linlithgow Loch and the town's excellent amenities.

Arranged over two levels and extending to approximately 882 sq ft, the property features an impressive open-plan living and dining room extending to over 22ft, with an adjacent fitted kitchen. Excellent natural light creates a bright and welcoming space with plenty of room for both relaxing and dining.

The bedroom level offers three well-proportioned bedrooms, including two generous doubles, together with a family bathroom and useful built-in storage.

The location is a particular highlight, placing the very best of Linlithgow within easy reach. Attractive green spaces and Linlithgow Loch are on the doorstep, while the historic High Street, independent shops, cafés, restaurants and everyday amenities are all close by.

What's special about this house

- Impressive open-plan living and dining room extending to over 22ft, offering generous space for both comfortable seating and a full dining area.
- Practical fitted kitchen conveniently positioned alongside the open-plan living and dining area.
- Three well-proportioned bedrooms, including two particularly generous doubles with excellent space.
- Family bathroom and useful built-in storage, adding to the practicality of the accommodation.
- Excellent natural light throughout, creating a bright, welcoming and comfortable feel to the main living accommodation.



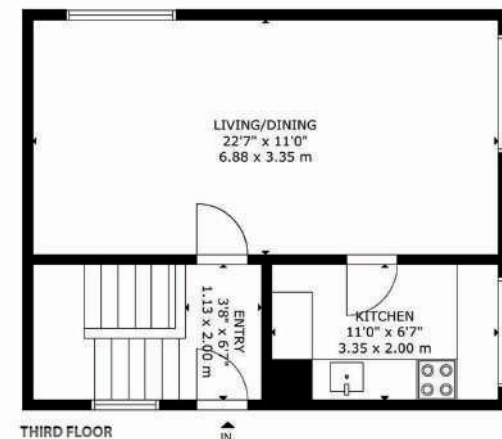
Location and Amenities

- Highly desirable setting within the Linlithgow High Street Conservation Area.
- A historic town centre in Linlithgow has an array of stores, bars, cafès, and restaurants to enjoy.
- Ideal commuter location near the M9 with easy access to Edinburgh (19 miles) and Glasgow (33 miles).
- Linlithgow Railway Station with regular links to Edinburgh and Glasgow is less than a 10-minute walk.
- Edinburgh International Airport is just 12.4 miles away.
- Explore the great outdoors at Beecraigs Country Park, Linlithgow Canal Centre, Linlithgow Golf Club, Linlithgow Loch, and the John Muir Way.
- Fantastic attractions to discover include those at Linlithgow Palace, House of the Binns, Hopetoun House, and Blackness Castle.
- Xcite Linlithgow includes great sport facilities.

Extras

All floor coverings, light fittings, blinds, integrated oven/hob, integrated washing machine, and integrated fridge/freezer are included

Home Report valuation	£170,000
Internal floor area	83m ²
School catchment	Low Port Primary School Linlithgow Academy
Council tax band	Band B
EPC Rating	Band C
Train station	Linlithgow



Dimensions

Second Floor

Bedroom 1	3.60 x 3.37m
Bedroom 2	3.35 x 3.36m
Bedroom 3	3.35 x 2.05m
Bathroom	1.52 x 2.39m

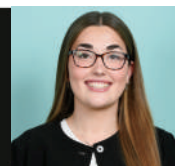
Third Floor

Living/Dining	6.88 x 3.35m
Kitchen	3.35 x 2.00m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Jenna Turpie
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.