



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**5 Regent Square  
Linlithgow, EH49 7SW**



## MAIN DOOR MAISONETTE

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Allocated Parking Space
- Double Glazing & Electric Heating
- EPC Rating – D





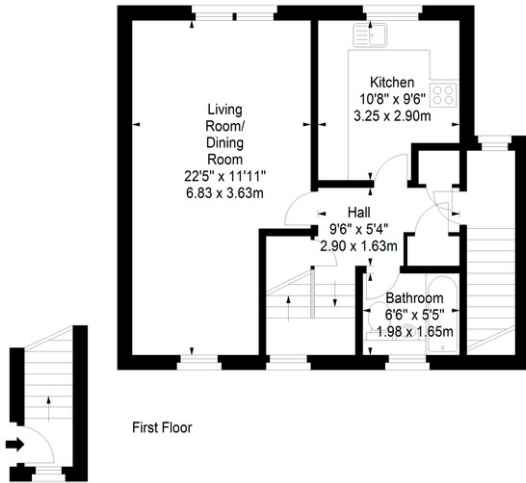
This bright and airy main door maisonette is nestled in the bustling town centre of the historic area of Linlithgow, West Lothian. An abundance of excellent amenities are close by, including supermarkets, restaurants, retail, leisure facilities and schools. Just a short walk away is Linlithgow Loch and Linlithgow Palace offering beautiful views. The property is conveniently located for an easy commute by both road or rail throughout the central belt of Scotland and major cities. With newly laid carpets throughout, the accommodation comprises; ground floor entrance leading upstairs to the hallway with three storage cupboards, spacious living/dining room, kitchen and bathroom, with two double bedrooms lying on the upper level. The property benefits from double glazing, electric heating and an allocated parking space to the rear. Items included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hob, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



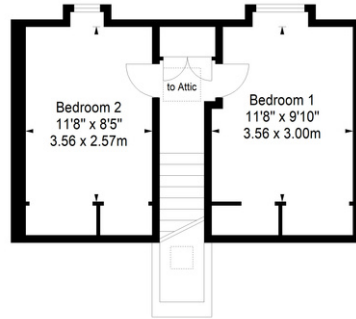
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Approx. Gross Internal Area  
884 Sq Ft - 82.12 Sq M  
For identification only. Not to scale.  
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Ground Floor Entrance



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[www.deansproperties.co.uk](http://www.deansproperties.co.uk)