



MACWOOD



**27 BLACKNESS ROAD,
LINLITHGOW, EH49 7JA**



WHAT YOU NEED TO KNOW



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Set within sought-after Linlithgow minutes from the picturesque loch, bustling high street and train station this generously proportioned and well-presented three-bedroom home offers a comfortable lifestyle.

The front door of this end-terrace residence is accessed by a set of small steps and opens into a welcoming porch and hallway equipped with excellent built-in storage. To your left the light-filled carpeted lounge features twin windows overlooking the front of the property and showcases an elegant grey and white décor, a built-in press and cast-iron fireplace with an intricate insert. Moving towards the rear of the property, the sizeable modern kitchen is equipped with white gloss wall and floor units, smooth black worktops, a white tiled splashback, and integrated appliances including a gas hob, extractor hood, and oven. Designed in a corner L-shaped layout it thoughtfully maximises upon the space. Three spacious double bedrooms share access to a stylish modern bathroom complete with a WC, bath with a wall-mounted shower and washbasin. Additionally, the property benefits from attic space.

Externally residents benefit from ample on-street parking.



OUR EXPERT SAYS...

"Discover comfort and elegance nestled in the heart of Linlithgow, where every corner reveals a story of modern living and timeless charm."

**- Ross MacDonald,
Director**

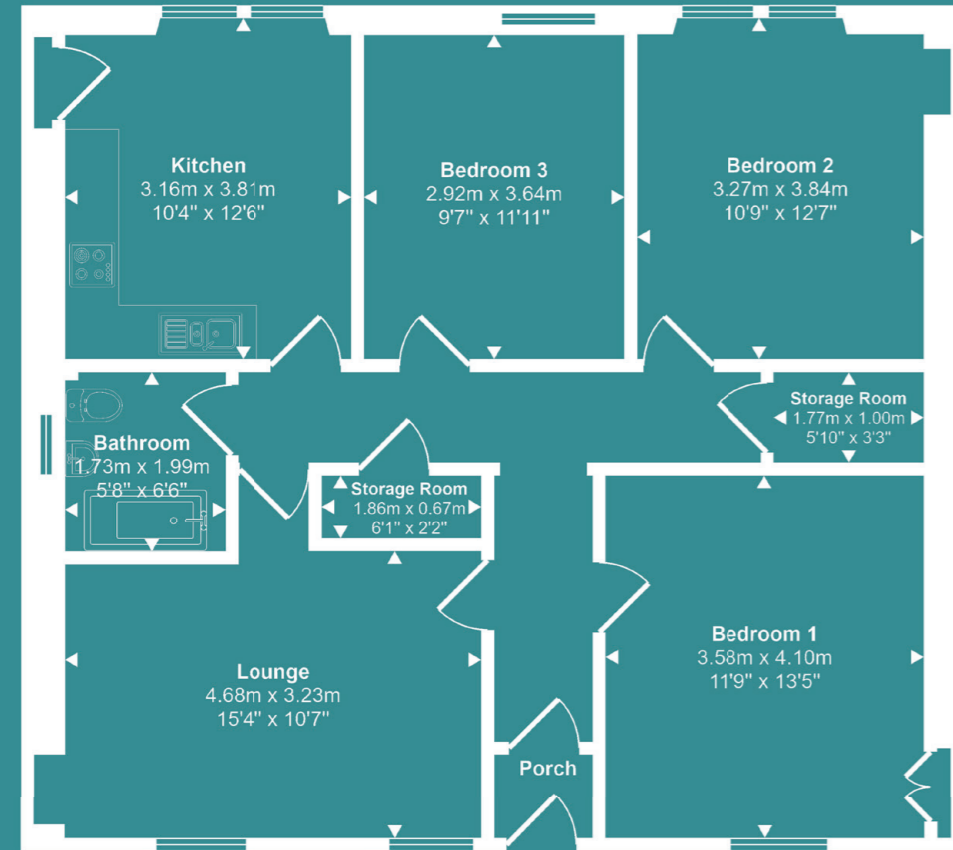


1,026 FT²





FLOORPLAN



LOCATION

Linlithgow is a sought-after and scenic historic West Lothian town famous for its palace and loch.

Boasting a friendly and thriving community there are a wide variety of amenities including Sainsbury and Tesco supermarkets, independent retailers, cafes, chemists, convenience stores and more.

Enjoying a wonderful position surrounded by open countryside there are many outdoor pursuits to explore including Beecraigs Country Park just three miles south of the town. Within Linlithgow itself, there are opportunities to enjoy golf, fishing, tennis, rugby, and swimming.

Well-regarded schooling includes Blackness Primary School and Linlithgow Academy. Due to its road and rail links, it is an excellent commuter location.

Edinburgh is 15 miles away and the M8 and M9 motorways are close by. There is also a railway station which offers services to Edinburgh, Stirling, and Glasgow.



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**TO REGISTER YOUR
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