

THE CHURCH OF SCOTLAND EAGLAIS NA H-ALBA



31 LENNOX GARDENS LINLITHGOW EH49 7PZ



Attractive, modern, lower villa flat, quietly located in a popular residential estate. Conveniently located one mile to the west of the centre of Linlithgow, with easy access to all local amenities.

Linlithgow is an attractive town with a thriving and active community, which benefits from a wide range of shops, restaurants and leisure facilities. A railway station gives fast and regular connections to both Edinburgh and Glasgow, and there is easy access to the central belt motorway network.

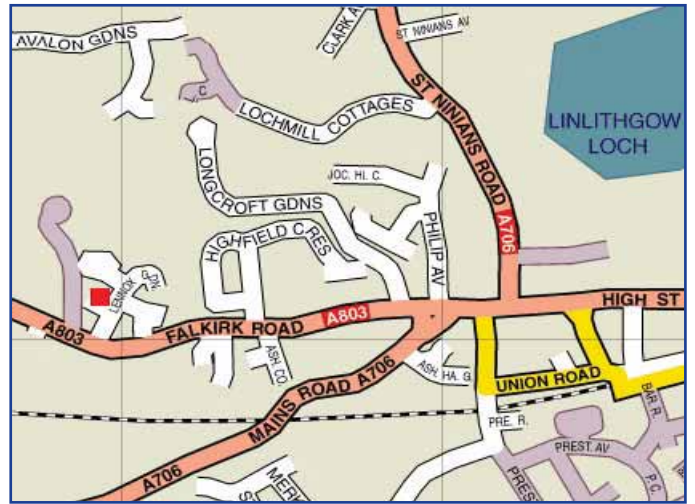
While now requiring some upgrading, the property offers excellent potential with a spacious living room, 2 bedrooms, kitchen and bathroom. Garage and easily maintained garden.

OFFERS OVER £90,000

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
Tel: 0131 240 2263 Fax: 0131 240 2246
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



ACCOMMODATION

Entrance vestibule

Living room - [3.28 x 4.68m]

2 storage heaters

Kitchen [2.39 x 2.89m]

Door to back garden

Inner hall

Storage heater, cupboard containing electricity meter and fuse box, smoke alarm; cupboard 2 containing hot water cylinder

Bathroom [2.04 x 1.81m]

Coloured suite, tiled to half wall height, wall mounted fan heater

Bedroom 1 [2.51 x 2.75m]

Wall mounted convector heater, fitted wardrobes

Bedroom 2 [2.5 x 3.55m]

Wall mounted convector heater, fitted wardrobes

Fittings and Fixtures

All carpets and floor coverings are included in the sale, along with the curtains.

Grounds

There is a garden area to the front and rear, with well established flower beds to the front and laid mainly to lawn at the rear. The property has a single garage, which is the west most of 4 garages in close proximity to the property.

Date of entry

Negotiable, but early entry available.

Viewing

Viewing is by appointment. Please contact Lin Macmillan on 0131 225 5722 ext. 310

Offers

Offers over £90,000 are invited and should be submitted in writing to:

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

The Church of Scotland - Scottish Charity Number No. SC011353

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.