



213a High Street, Linlithgow

Linlithgow

Offers Over £175,000



## 213a High Street, Linlithgow

Dating back to 1844 and originally a workshop, this exceptional two bedroom bungalow is a truly rare offering within the heart of historic Linlithgow. Quietly tucked away from the High Street, the property enjoys a wonderfully private setting while remaining just steps from the town's shops, cafés and amenities.

Accessed via a discreet doorway on the High Street, a charming entrance leads through to a beautifully presented painted courtyard. This peaceful space is shared only with one neighbouring property and immediately offers a sense of seclusion that feels far removed from the bustle of the street beyond.

From first glance, the care and attention invested in this home is unmistakable. The exterior has been freshly painted and thoughtfully enhanced, with additional timber integrated into the original front door to increase both its presence and solidity while respecting the property's historic character. The result is a clean, elegant façade that feels both welcoming and authentic.

Upon entering the home, you are greeted by the newly renovated kitchen, finished to an excellent standard. Solid wood zebrano worktops provide warmth and texture, complemented by neutral matte cabinetry and a striking satin Italian black splashback. Traditional limestone flooring runs through the space, featuring subtle fossil detailing that adds a unique and characterful touch. High ceilings immediately make an impression, enhancing the sense of space and reinforcing the home's period origins.



To the right of the kitchen lies bedroom two which makes a great opportunity for a guest room. This is a comfortable double room, offering flexibility for use as a bedroom, home office or hobby space.

To the left, the layout flows seamlessly through to the dining area and onward into the living space. This open arrangement creates a natural sense of connection throughout the home while still allowing each area to feel defined. The high ceilings continue here, with Velux windows drawing in an abundance of natural light and further elevating the feeling of openness. The home has been freshly painted throughout, offering a calm and cohesive finish.

Leading off the living area is the family bathroom, styled with classic black and white checkerboard tiling and fitted with a newly installed double shower suite and a Sanitan toilet with large sink, blending traditional influence with modern practicality.

Also accessed from the rear of the lounge is bedroom one, a well proportioned double room featuring a built in cupboard and ample space for bedside tables either side of the bed. The room retains a quiet, restful atmosphere, well suited to the peaceful nature of the home.

One of the most impressive features of this property is the roof terrace. Beautifully positioned and enjoying a sunny orientation, this space is a true suntrap and offers a private outdoor retreat rarely found so centrally. Sheltered and secluded, it provides a quiet haven for relaxing, entertaining or simply enjoying the sunshine, all while being tucked away from the vibrant High Street.





Located in the heart of historic Linlithgow, this home enjoys an exceptional town centre setting with an array of amenities right on the doorstep. Linlithgow Train Station is just a short walk away (approximately 3–5 minutes), offering excellent commuter links to Edinburgh and Glasgow, while the stunning Linlithgow Palace and Loch are around 10 minutes on foot, providing beautiful parkland walks and a truly iconic backdrop. The Union Canal and Canal Centre are also within easy walking distance, ideal for waterside strolls and cycling. Everyday convenience is superb, with the Linlithgow Health Centre located further along the High Street, alongside pharmacies, dental and optician services. A wide selection of independent shops, cafés and restaurants surround the property, with major supermarkets and Linlithgow Retail Park, including Tesco and Aldi, just a short drive away. This prime location perfectly combines historic charm, excellent transport links and outstanding local amenities.

This is a home that combines history, character and thoughtful modern upgrades in a way that feels both effortless and enduring. A unique opportunity to own a beautifully maintained period property in one of West Lothian's most sought after locations.

Council Tax band: B

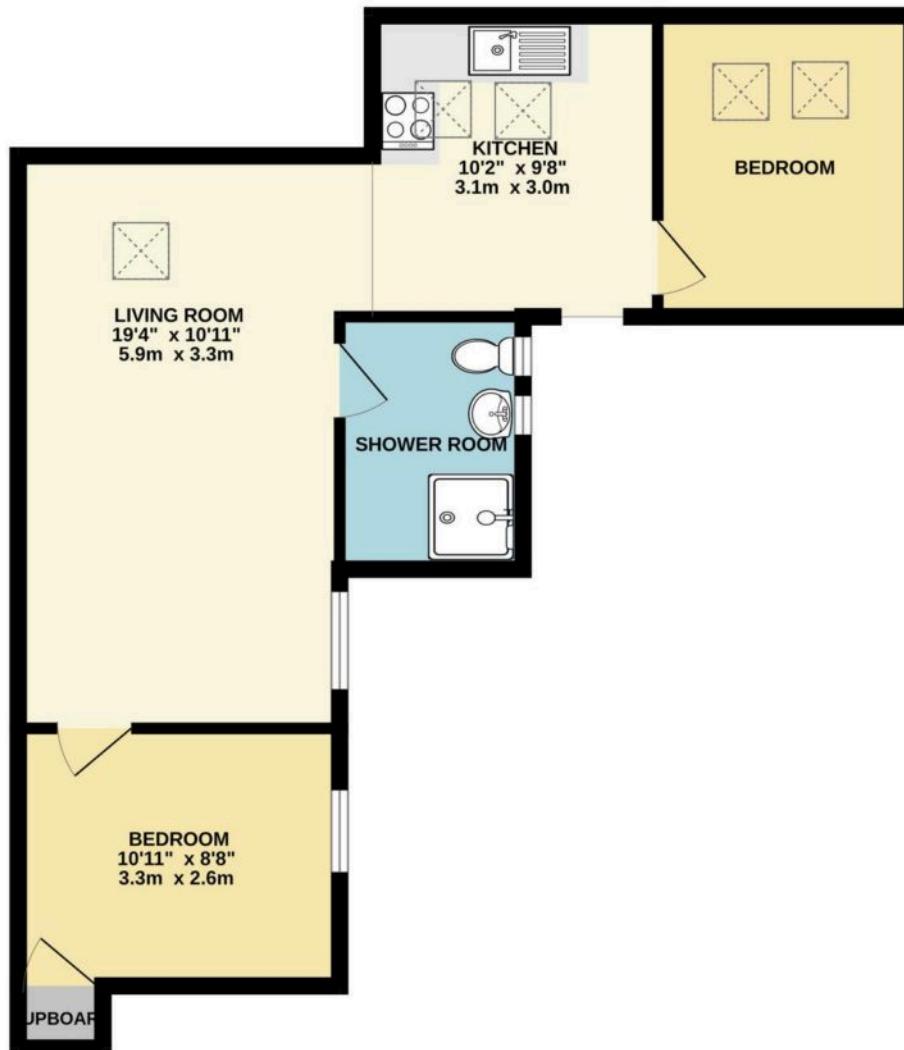
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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