



**3 Philip Avenue**  
**Linlithgow EH49 7BH**  
**Offers Over £125,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*



### 3 Philip Avenue

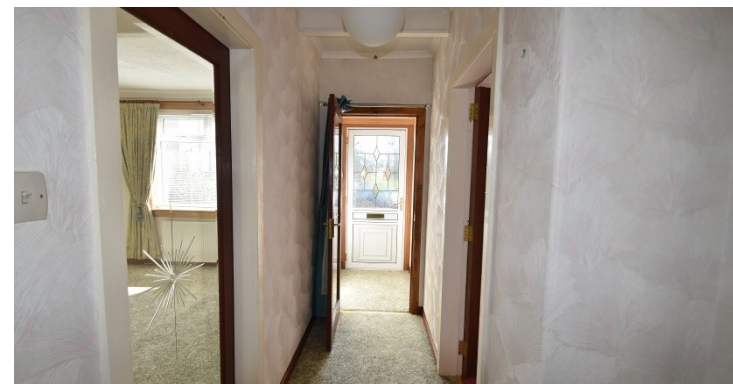
EH49 7BH

An excellent first time buy or suitable retirement property is offered from this well presented and popular style lower flat in central location. The accommodation has well proportioned rooms throughout, excellent further potential and has a sizable rear garden with sunny position. It is with close proximity to the town centre, shops, eateries, amenities and public transport. Flexible/early entry is available. Chain free.

- Entrance hall
- Spacious lounge
- Large kitchen/breakfast room
- Two double bedrooms
- Bathroom
- GCH & DG
- Attractive gardens
- Street parking & public car park adjacent
- Council Tax Band B

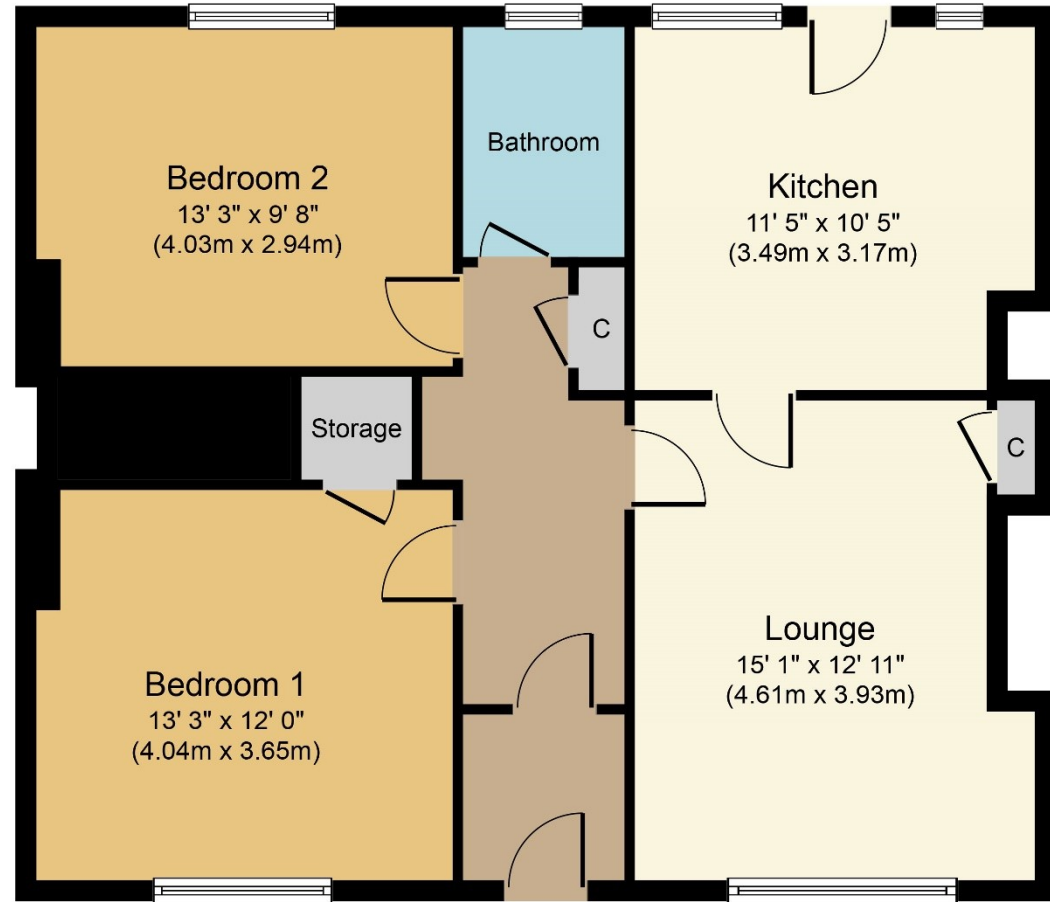


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)



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Ground Floor

### 3 Philip

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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