

GILLESPIE MACANDREW



4 Champfleurie Mews

Bridgend, nr Linlithgow, West Lothian EH49 6NJ

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Stunning terraced mews house part of converted "B" listed steading in peaceful and picturesque village of Bridgend, near Linlithgow in West Lothian
- Ideal commuter base
- Suitable for a range of buyers
- Immaculate condition
- Reception hall with excellent storage
- Fabulous living room/dining room with feature fire and access to private patio area
- Echo bespoke fitted breakfasting kitchen with appliances
- Utility room with appliances and storage
- Cloakroom/WC
- Master bedroom with dressing room and Echo bespoke fitted bathroom with copper roll top bath
- Two further generously proportioned bedrooms one with walk-in storage cupboard
- Echo bespoke fitted shower room with walk-in shower
- Gas central heating/double glazing
- Centrally controlled lighting
- Private patio area at the rear
- Private garden areas to the front
- Communal courtyard
- Three allocated parking spaces
- External storage
- Ample visitors' parking

GENERAL DESCRIPTION

Stunning terraced mews house part of a 19th century converted "B" listed steading (Musto Property Developments in 2004) in the old Bridgend Farm within the peaceful and picturesque village of Bridgend in West Lothian. This is an ideal commuter base to Edinburgh, Glasgow and close to excellent local amenities in the nearby sought after town of Linlithgow. The property is brought to the market in immaculate condition and would be suitable for a range of buyers with the accommodation comprising: welcoming reception hall with excellent storage, fabulous living room/dining room with feature living flame gas fire and door providing access out to the private patio area within the communal courtyard, Echo bespoke fitted breakfasting kitchen with appliances and Belfast sink, utility room housing the fridge/freezer,

automatic washing machine, tumble dryer and storage cupboard and also a cloakroom/ WC all located on the lower level.

On the upper level there is a superb master bedroom with walk-in dressing room with fitted wardrobes and Echo bespoke fitted bathroom with copper roll top bath and shower, two further generously proportioned double bedrooms one with walk-in storage cupboard and Echo bespoke shower room with walk-in shower. The property further benefits from having gas central heating, double glazing, centrally controlled lighting, oak doors, oak beams and exposed stone work maintaining it's traditional character, private gardens to front, private patio area within a communal courtyard at the rear, three allocated parking spaces, external storage within a share shed and there is ample parking for visitors.



STUNNING TERRACED
MEWS HOUSE



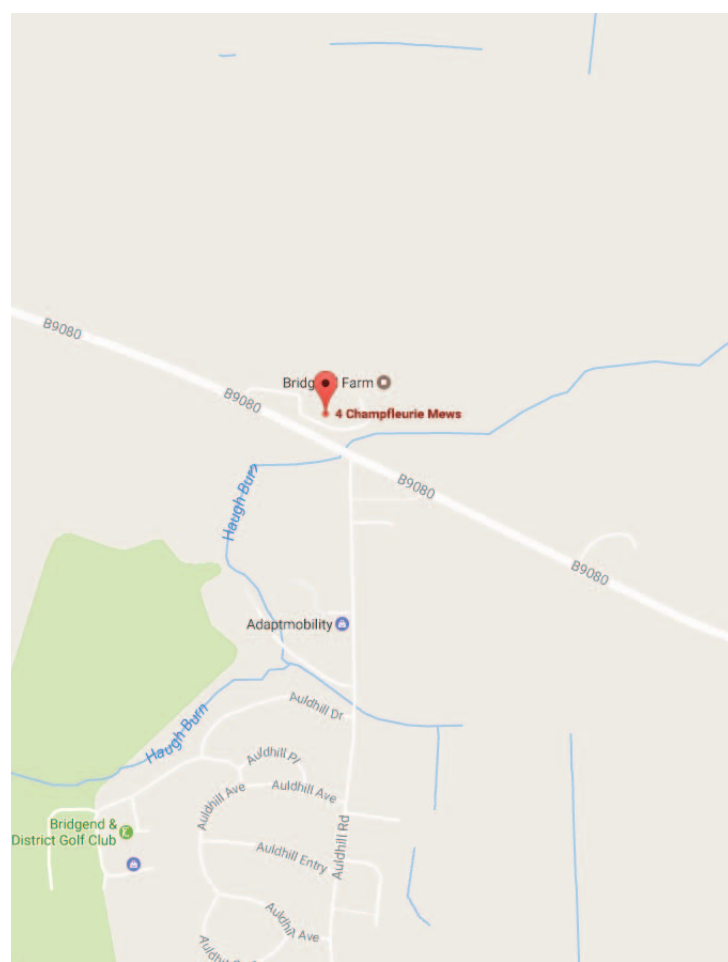


LOCATION

The property is situated at the edge of the small rural village of Bridgend which lies a couple of miles east of Linlithgow. The area is well served by local shops and offers a range of outdoor activities including horse riding, fishing, delightful walks and its own golf course in Bridgend itself. There is a regular bus service to and from the historic town of Linlithgow famous as the birthplace of James V and Mary Queen of Scots. The town's major landmark is the ruin of Linlithgow Palace, which is set in its own grounds beside picturesque Linlithgow Loch. The High Street boasts an excellent range of bars, restaurants, high street stores and independent retailers, which are supplemented by a retail park and a choice of supermarkets on the town's Main Street. For sport and fitness enthusiasts, Xcite Linlithgow leisure centre offers fantastic facilities including a state-of-the-art gym, a swimming pool, a sports hall and fitness studios. For those who prefer the great outdoors, Linlithgow Loch provides excellent opportunities for walking, fishing and water sports. From Linlithgow there is a fast, frequent rail service to Edinburgh, Glasgow and Stirling while there is also easy access to the M8 and M9 motorways and Edinburgh Airport. Good schooling can be found at primary and secondary levels within Linlithgow while Bridgend also has its own nursery and primary school too.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, WINDOW BLINDS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED CERAMIC HOB, OVEN, COOKER HOOD, FRIDGE WITHIN THE BREAKFASTING KITCHEN, WASHING MACHINE AND TUMBLE DRYER AND FRIDGE/FREEZER WITHIN THE UTILITY ROOM.



COUNCIL TAX BAND - G.

TRAIN STATION - APPROXIMATELY 2.6 MILES TO LINLITHGOW STATION.

AIRPORT - APPROXIMATELY 12.6 MILES TO EDINBURGH AIRPORT.

BUSES - A SHORT DISTANCE AWAY



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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