

East Boghall Cottage Linlithgow

West Lothian





3 Beds | 1 Bath | 110m2

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East Boghall Cottage

This delightful semi-detached character cottage offers spacious accommodation and retains many original features while providing modern comforts. With three bedrooms and planning permission already granted to extend the kitchen, this property presents an exciting opportunity for those looking to create their ideal home in the historic town of Linlithgow.

The property consists of a large living room, kitchen, a versatile downstairs bedroom/study, while upstairs offers two generous double bedrooms and a family bathroom. The home benefits from exceptional storage throughout, providing practical living space for families.

The garden is undoubtedly a highlight of this charming property, with its desirable south/east facing aspect ensuring sunshine throughout most of the day. Fully enclosed and primarily laid to lawn, it features a gravel seating area outside the kitchen and a patio area and summer house at the far end, perfect for alfresco dining and entertaining. To the front, there are two convenient parking spaces and a small, enclosed garden.







PROPERTY AND
ESTATE AGENTS

ALL ENQUIRIES

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