



## Bridgeview House

PARDOVAN HOLDINGS LINLITHGOW EH49 6RG

Paul Rolfe<sup>\*</sup>  
**LUXE**



## FEATURES

- Versatile and Spacious Living Accommodation over Two Floors extending to 5,050sqft or 470sqm, 5 Ensuite Bedrooms and 4 Reception Rooms
- Linlithgow Academy Catchment
- Only /1520 Minutes' Drive from Edinburgh Airport
- Generous Balcony offering Unrivalled Panoramic Views over the Scottish Countryside
- High Specification Throughout including Underfloor Heating a Luxurious Kitchen with Granite Worktops and High-End Integrated Appliances
- Spectacular Contemporary New Build Home in Gorgeous Semi-Rural Setting
- Rock Solid Investment in One of Scotland's Top Performing Property Markets
- Excellent Views over Kingsfield Golf Course, Union Canal and Forth Bridges
- Triple Garage with Self Contained Apartment

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GLASGOW 37 MILES  
EDINBURGH 16 MILES  
FALKIRK 12 MILES  
STIRLING 23 MILES

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## INTRODUCTION

Welcome to Bridgeview, 5E Pardovan Holdings, a quintessential luxury detached home, with exceptional views from every window, in a beautiful semi-rural setting near Linlithgow, fabulous for 21st century living.

Pass through the electric gates, park up on the extensive driveway and pause to take a moment to appreciate the opportunity on offer here. One of two newly built properties at Pardovan Holdings, Bridgeview offers all-encompassing luxury and grandeur for any buyer looking for the perfect marriage of 21<sup>st</sup> century design with semi-rural living.

Formed over two versatile and spacious levels and amounting to circa 5,000 sq. ft./465sqm, it is finished to the most impeccable standard and is without doubt one of the best new build contemporary houses of its kind on the market.

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## GARDEN AND GROUNDS

The grounds feature both a modern grey decking area with swings and a Swedish style hot tub fueled by a wood burner stove, which is very efficient to run. Both the hot tub and seating areas are decked and have south westerly aspect, allowing you to enjoy the sunny weather in the afternoons and evenings.

Open fields to the rear allow this garden to fulfil its role as a safe secluded space, perfect for pets and child's play.

For evenings when the kitchen is surplus to requirements, there is The Park Bistro, a quality restaurant within easy walking distance if you would like to have a drink. Also, a canal with paddle boarding and canoeing activities as well as Kingsfield Driving Range and Nine Hole Course. You are just minutes away from the local and desirable town of Linlithgow, less than 15 minutes from Edinburgh airport with the motorway network is about 5 minutes away.









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## THE PROPERTY

As you step through the double front doors, you immediately understand the value of this light and spacious accommodation. Initially, the ground floor accommodation extends to a large and light reception hallway with generous built-in storage and modern statement staircase. From the hallway there are entrances to the three main public areas.

To the left you will find the formal lounge with a centerpiece multi-fuel stove and there is plenty of space to accommodate your family and guests. Dual aspect windows and French doors to the rear fill this comfortable reception room with natural light.

Opposite, an open plan kitchen/living room is equally generous in size and is accessed from the hallway, benefitting from large statement windows, allowing natural light to flood in. Positioned at the rear elevation, there is another large reception room.

This large, open space featuring a designer kitchen, quality BOSCH and NEFF integrated appliances and a breakfast bar provides the perfect flexible space to fit around your lifestyle.

A shower room WC and utility room, accessible from the inner hallway complete the ground floor.

On the first floor, accessed via the staircase, there is a magnificent gallery landing that features a stunning private outdoor space in the form of a large balcony offering unrivalled views over the surrounding countryside.

From here the five spacious king-size bedrooms can be accessed. The principal bedroom features two private dressing rooms, another balcony, and an ensuite bath and shower room.

The remaining bedrooms all benefit from having access to an ensuite shower room and a generous amount of built-in storage space. The main family bathroom is both stylish and contemporary in design.

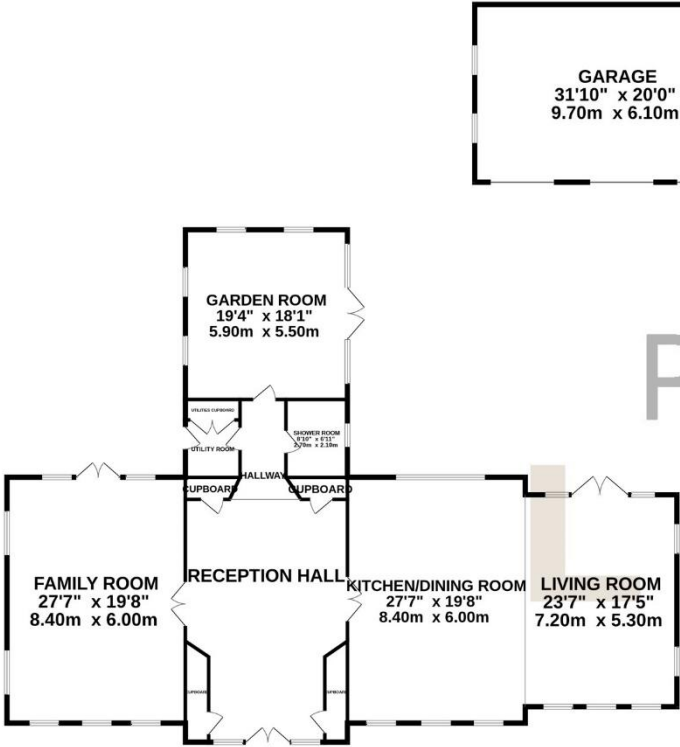
In addition to the main accommodation, above the detached triple garage, there is a self-contained apartment with the layout extending to a double bedroom, shower room and a kitchen/living area. This can be accessed from its own staircase or via the balcony from the principal bedroom.

## BRIDGEVIEW HOUSE, PARDOVAN HOLDINGS

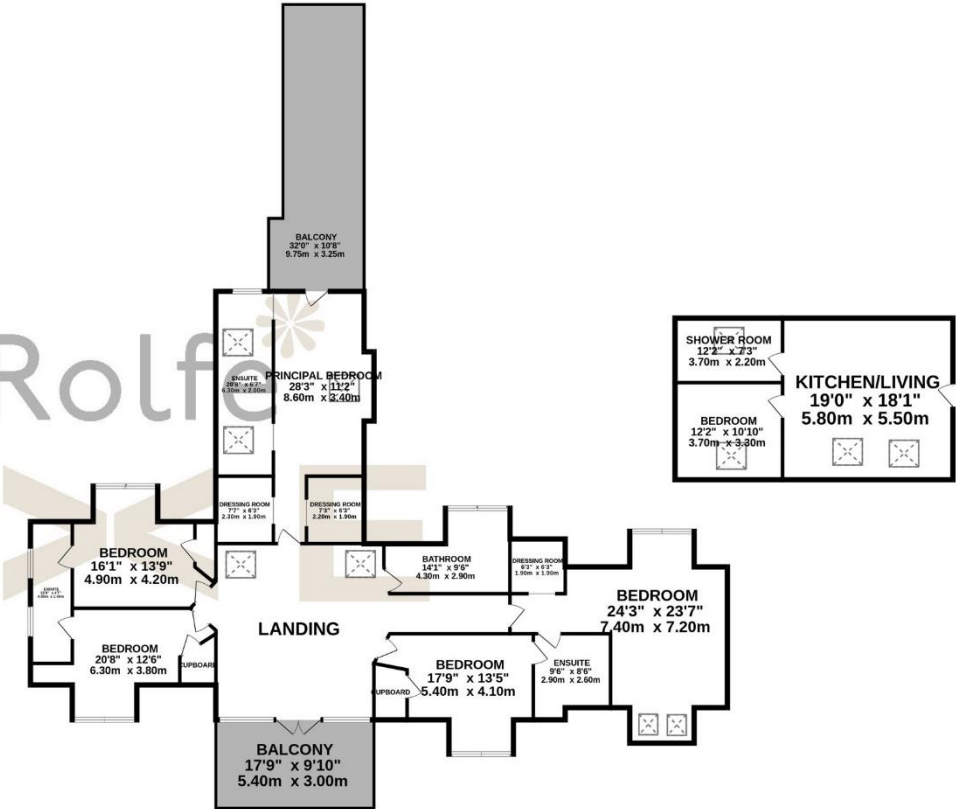


# FLOOR PLAN

GROUND FLOOR



1ST 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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