

The Smiddy Linlithgow

West Lothian

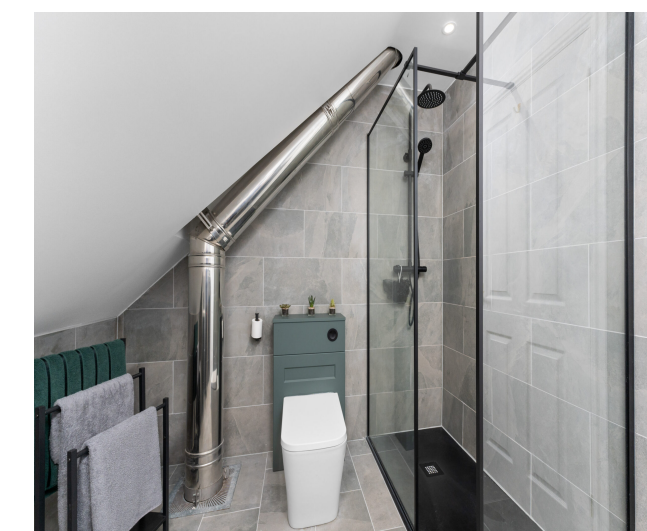




Collection

WELCOME TO The Smiddy Linlithgow

Nestled on the outskirts of historic Linlithgow, this exceptional stone built property dates back to 1840 when it served as a blacksmith's forge. Thoughtfully converted in 2012, the home now offers spacious family accommodation while retaining much of its original character and charm. Flooded with natural light throughout and boasting breath taking countryside views from every aspect, this unique residence sits within the desirable Linlithgow Academy catchment area. Recently redecorated with brand new carpets throughout, this home is in true move in condition.



4 Beds | 3 Baths | 233m2

THE HOUSE

Set within approximately one acre of land, this impressive property comprises a large living room, country kitchen/diner, study, four double bedrooms, two bathrooms, guest WC, and utility room. Additionally, there is a substantial detached wooden barn offering versatile usage possibilities. Extending to approximately 30m² and features three sets of garage doors, concrete flooring, and power and lighting connections, offering numerous potential uses including a workshop, studio, or storage space.

Situated on the outskirts of the historic Royal Burgh of Linlithgow, a town steeped in history and centred around the iconic Linlithgow Palace. Nestled in the heart of the Scottish Lowlands, Linlithgow boasts a vibrant and bustling town centre. The area is home to a diverse array of family-run businesses, offering some of the finest food and drink, clothing, gifts, and arts /crafts shops. For everyday needs, residents have access to Sainsbury, Tesco, M&S, and Aldi supermarkets. Families will appreciate the availability of both primary and secondary level schooling in the area. Linlithgow's excellent transport connections make it an ideal base for commuters. The town enjoys quick access to major central Scottish towns via the M9 to Edinburgh and the M8 to Glasgow. Additionally, the local railway station provides regular services to both Edinburgh and Glasgow, further enhancing the town's connectivity and appealing to those working in these major cities.





STRIKING IMPRESSIONS

An exceptionally spacious primary suite featuring fitted wardrobes, dual-aspect windows framing countryside views, and a dedicated dressing area. Newly carpeted throughout.

THE HEART OF THE HOME





A CLOSER LOOK







Collection

ALL ENQUIRIES

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