



46 Dovecot Park, Linlithgow

Offers Over – £320,000

Situated within walking distance of Springfield Primary School and in catchment for the highly regarded Linlithgow Academy. • Bright and spacious master bedroom with fitted wardrobes and open outlooks. • Two further well-proportioned bedrooms, ideal for children, guests, or home office use. • Private and secluded rear garden with lawn, decking, and a superb garden room/shed. • Modern fitted kitchen with direct garden access, perfect for family living and entertaining. • Peaceful cul-de-sac location within one of Linlithgow's most sought-after residential areas.



Mason Homes are delighted to present this attractive three-bedroom semi-detached home in the ever-popular Dovecot Park, Linlithgow.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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- Private and secluded rear garden with lawn, decking, and a superb garden room/shed.
- Modern fitted kitchen with direct garden access, perfect for family living and entertaining.
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Lounge

The spacious lounge offers a warm and inviting setting, styled in soft tones with plenty of natural light flooding in through the large front-facing window. A contemporary layout flows seamlessly into the dining area, creating the perfect space for both everyday living and entertaining. Finished with wood flooring and elegant ceiling lighting, this room combines comfort with a touch of modern style.

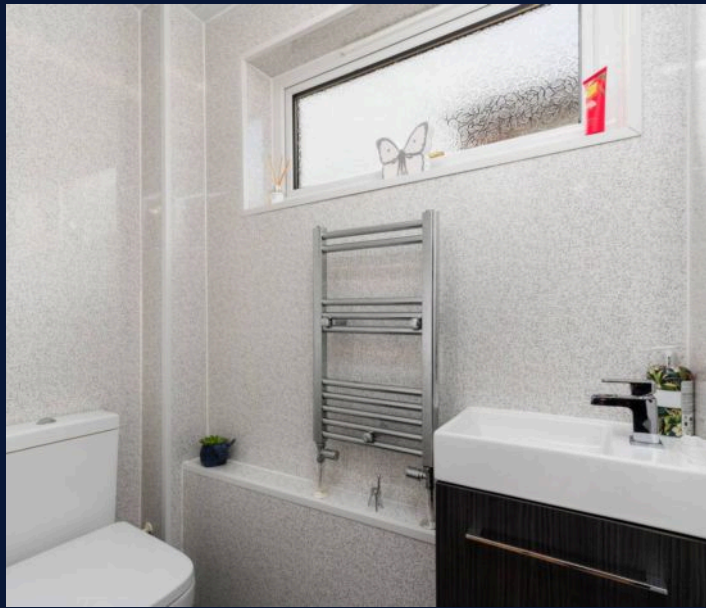
Dining Room

The dining room sits to the rear of the home and flows seamlessly from the lounge, creating a bright and sociable open-plan living space. French doors open directly onto the rear garden, flooding the room with natural light and offering an effortless indoor-outdoor connection. With ample space for a family dining table and chairs, this area is ideal for both everyday meals and entertaining.

Kitchen

The modern kitchen is finished to a high standard with sleek white gloss units, integrated appliances, and ample worktop space. A stylish tiled splashback and herringbone effect flooring add a contemporary touch, while the dual aspect window and glazed back door fill the room with natural light. The layout provides excellent storage and practicality, with space for freestanding appliances, including a washing machine and fridge freezer. Direct access to the rear garden makes this an ideal setup for family life and entertaining.





Guest WC

Conveniently located on the ground floor, the guest WC is finished in a modern style with full wall cladding for a sleek, low-maintenance look. It features a WC, a contemporary vanity unit with inset wash hand basin and a chrome heated towel rail. A frosted window provides natural light and ventilation.

Master Bedroom

The principal bedroom is an impressive space, decorated in calming tones with a large picture window that floods the room with natural light. There is ample floor space for furnishings alongside fitted mirrored wardrobes, offering excellent storage solutions. This serene retreat is finished with plush carpet underfoot, creating a cosy and inviting atmosphere.

Bathroom

The family bathroom is finished in a modern style, complete with a three-piece suite comprising a WC, pedestal wash hand basin, and bath with overhead shower. Crisp white tiling with a feature mosaic strip adds a contemporary touch, while a chrome heated towel rail provides both warmth and convenience. A rear-facing window ensures the room is filled with natural light, creating a bright and fresh atmosphere.





Bedroom Two

The second double bedroom is light and welcoming, offering generous proportions and a peaceful outlook over the rear garden. Decorated in neutral tones with a soft carpet underfoot, the room easily accommodates a double bed along with additional furnishings such as wardrobes and drawers. A wide window allows natural light to flood in, creating a bright and comfortable retreat, ideal as a guest room, child's bedroom, or versatile home office.

Bedroom Three

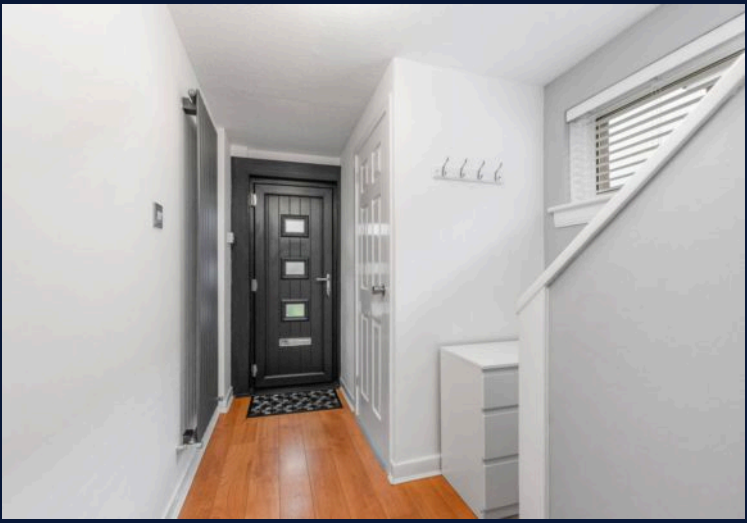
The third bedroom is a versatile space, currently arranged as a single room with space for a desk, making it ideal for use as a child's bedroom, home office, or study. A large window brings in natural light, and the neutral décor ensures it's ready for personalisation to suit a variety of needs.



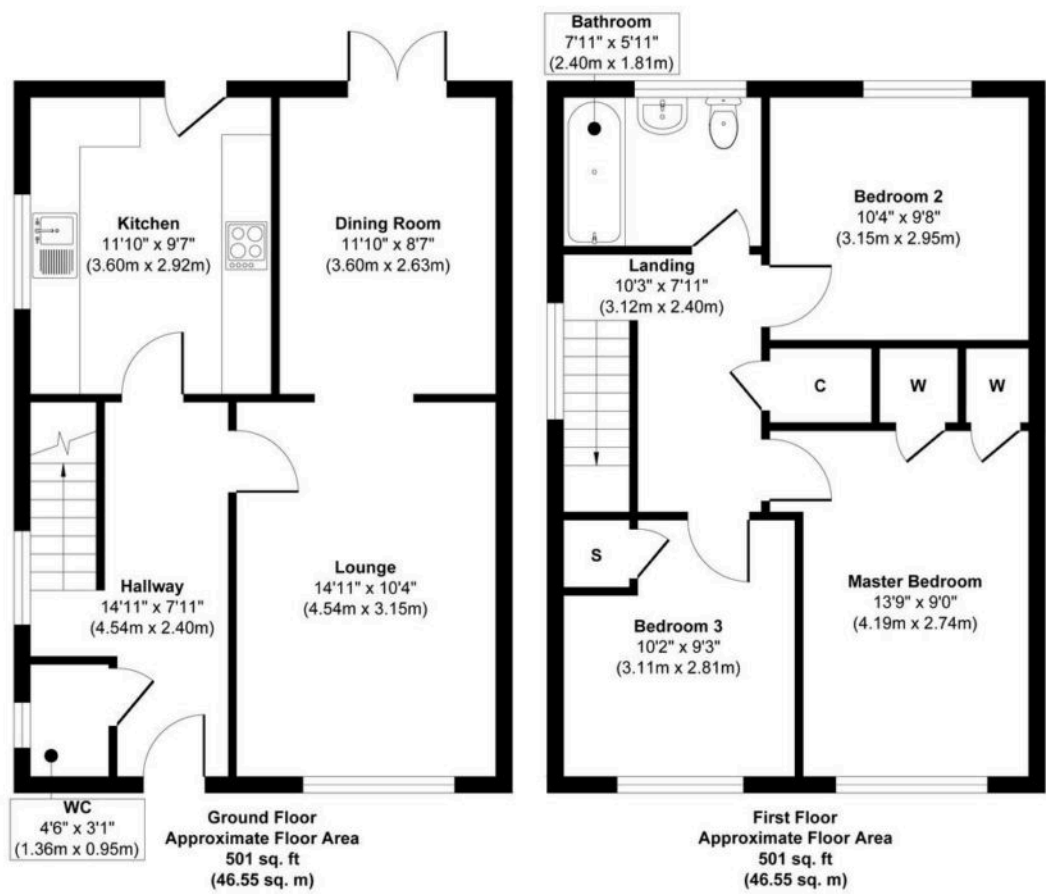
REAR GARDEN

The rear garden offers a generous outdoor space, perfect for both relaxation and entertaining. A well-kept lawn is complemented by a decked seating area, ideal for al fresco dining or enjoying the sunshine. A substantial timber outbuilding provides sheltered space currently used for a hot tub, alongside additional storage options. The garden also benefits from a shed and secure fencing for privacy. Mature trees and greenery create a peaceful backdrop, making this garden a true retreat for families and those who love outdoor living.





46 Dovecot Park, Linlithgow, EH49 7LH



Approx. Gross Internal Floor Area 1002 sq. ft / 93.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property