



2 Springfield Grange | Linlithgow | EH49 7HA







Very rarely do properties of this calibre come to market. Located in a quiet cul-de-sac location in the Springfield area of Linlithgow, the property's privacy is immediately appealing.

If you love entertaining, this unique property will certainly excite. This converted stone built steading has been extensively re-modelled by the current owner to create a very individual, spacious yet comfortable, family home with a layout and host of features suited to welcoming visitors.



On entering the front door of the house, you are met with a striking entrance hall finished in sapele mahogany, a central staircase, a discreet WC and clever storage.

The ground floor itself comprises of an impressive open plan kitchen with a skilfully constructed central island unit and a gas fired Aga. Extensive storage space is offered, complete with hand built, solid oak units and complemented by dark granite work tops. Several sinks and washing stations cleverly support this specific kitchen design. Exit to a shared courtyard is from kitchen.

The polished wood flooring in the kitchen extends into a large and bright dining area focusing on a striking display unit along one wall and glass panelled French doors leading out to the garden.







For more formal dining, at the other end of the kitchen, is a magnificent dining room with a full length, bespoke crafted Brazilian mahogany display unit with glass panelled doors and back lit interiors, Timorous Beasties wallpaper and matching silk curtains. The room benefits from separate access to the garden and an additional door into the entrance hall.

At the other end of the ground floor is the spacious lounge, with entry from the dining kitchen or directly from the garden. An attractive period effect wood fireplace, with gas fire, sits central in the room, allowing for extensive seating space. This room benefits from a surround sound system subtly located in the ceiling.

At the top of the stairs you are greeted by a light and airy landing space. The master bedroom hosts a separate dressing area with built in wardrobes, heading through to a fully tiled ensuite bathroom with separate shower and stand-alone roll top bath.

Bedroom two, a large double dressed in striking designer Ralph Lauren wallpaper, features built in wardrobes and its own ensuite shower room.

At the opposite end of the landing is access to a separate hall way to bedrooms three and four, both double with built in cupboards and a shared bathroom with separate bath and shower. Further storage space is available and access to the loft.

Immediately outside the property is a stone patio with walled border and flowerbeds, leading onto the lawn bounded by a visually appealing Beech hedge. The west-facing garden also features an ornate stone built circular fountain and thatched Pergola providing a pleasant place to sit and enjoy the garden.

The property also includes separate outbuildings used for storage and a double bay garage. There is also additional parking space directly outside the front gate. The house is fully double glazed and has gas central heating.



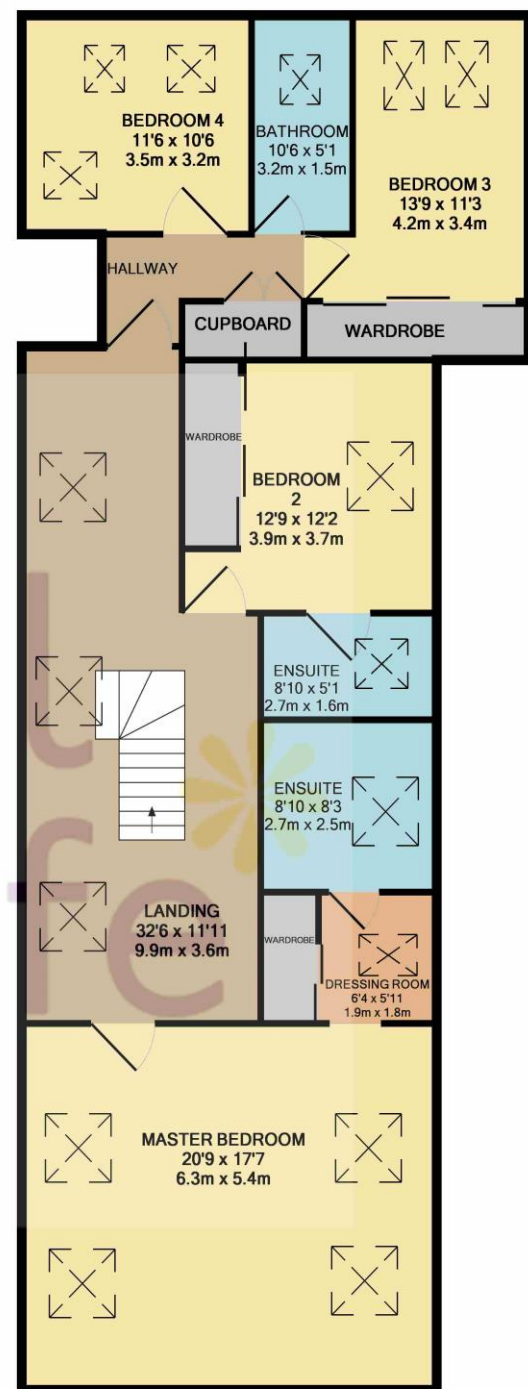
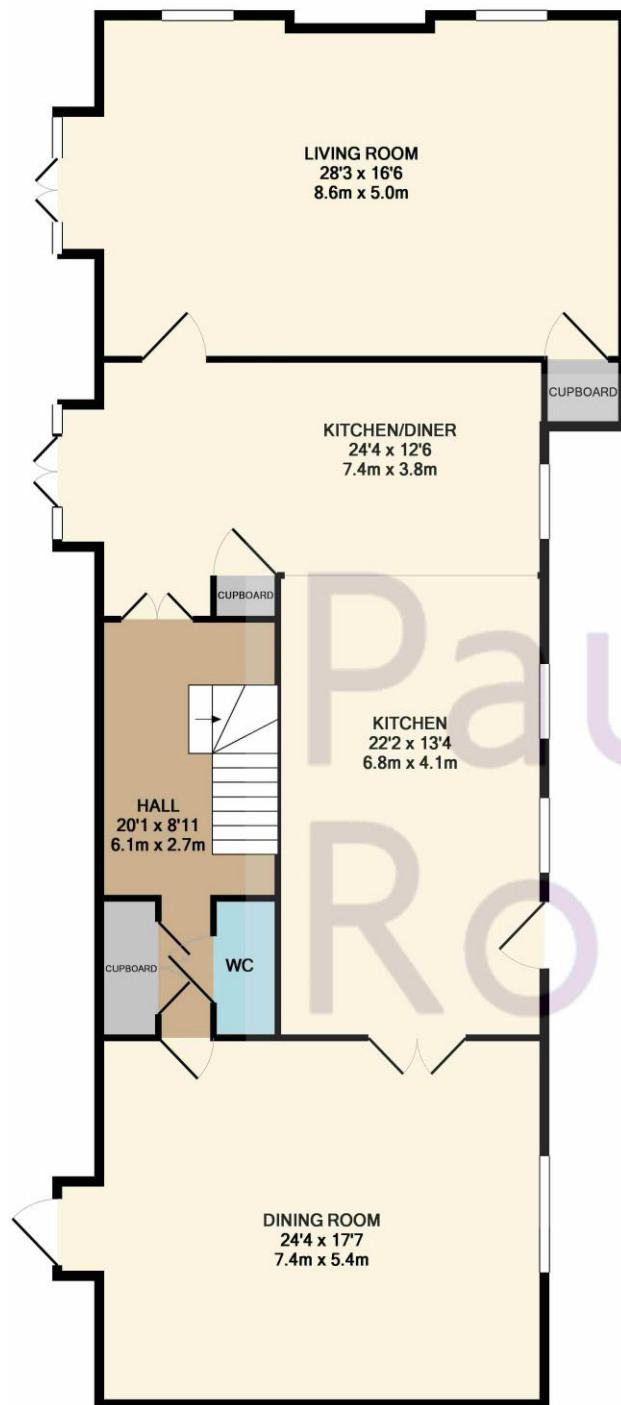
















4 The Vennel Linlithgow EH49 7EX 01506 828282 [office@paulrolfeestates.com](mailto:office@paulrolfeestates.com)

[www.paulrolfeestates.com](http://www.paulrolfeestates.com)

Every care has been taken with the presentation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. P697