





Charming traditional detached farmhouse enjoying a delightful rural setting on the edge of the sought after town of Linlithgow. The subjects lie a few minutes drive from Linlithgow town centre which offers many excellent amenities and will no doubt appeal to commuters seeking access to nearby Linlithgow or Polmont rail stations and the M9 motorway which offers easy access to Edinburgh, Glasgow, Falkirk and Stirling.

Constructed circa 1880 the property was fully upgraded and remodelled circa 2014 and now combines the traditional character of the blonde sandstone exterior under a slate roof with all the conveniences demanded by modern day living. Occupying private gardens note is drawn to the privacy afforded by the sunny south facing rear garden which incorporates lawn and sandstone paved patio ideal for family BBQs and entertaining. The rear garden enjoys wonderful views across an open field towards the Bo'ness and Kinneil Railway line which has regular steam trains in operation. A large stone chipped driveway provides off road parking for several vehicles and allows access to an attached garage with electric roll over door and separate courtesy doors to both the utility room and front garden.

The property offers generously sized and particularly flexible family accommodation formed over two levels. Access is through a bright reception hallway with cloaks, cupboards and downstairs WC off. The impressive sitting dining room extends to twenty eight feet in length and has multiple windows and French doors with side lights taking full advantage of the garden views and offering excellent natural light. The separate family room has a focal point wood burning stove and feature concealed bookcase door. Note is drawn to the downstairs double bedroom which is a versatile apartment and would suit a variety of uses. The kitchen has a Rangemaster cooker, extractor hood and integrated dishwasher. The lower accommodation is completed by a large utility/boot room with practical return access to both the kitchen and garage.

On the upper floor there are three larger sized double bedrooms and a superb family bathroom which has a free standing bath, quadrant shower, fitted storage, main shower valve and stylish ceramic tiling to the walls and floor. The master bedroom enjoys the additional benefit of a large en suite shower room and separate walk in dressing/robes offering excellent garment storage. Further points of interest include LPG gas central heating, double glazing and feature flooring. Internal viewing alone will confirm the overall size and individual appeal of this remarkable residence.

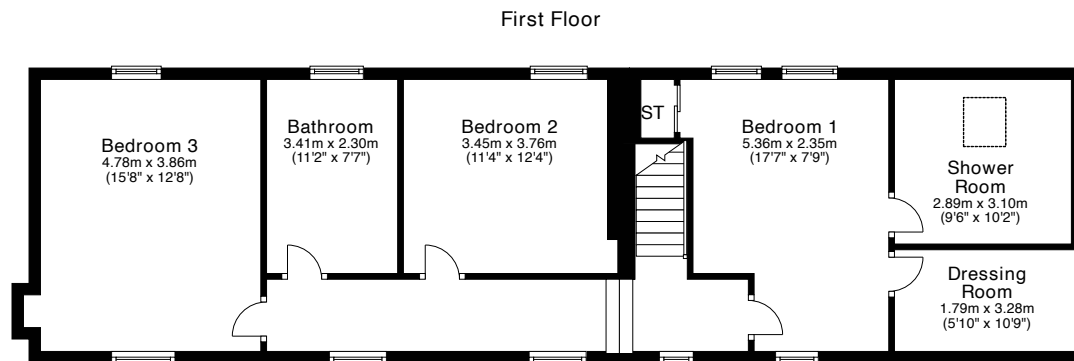
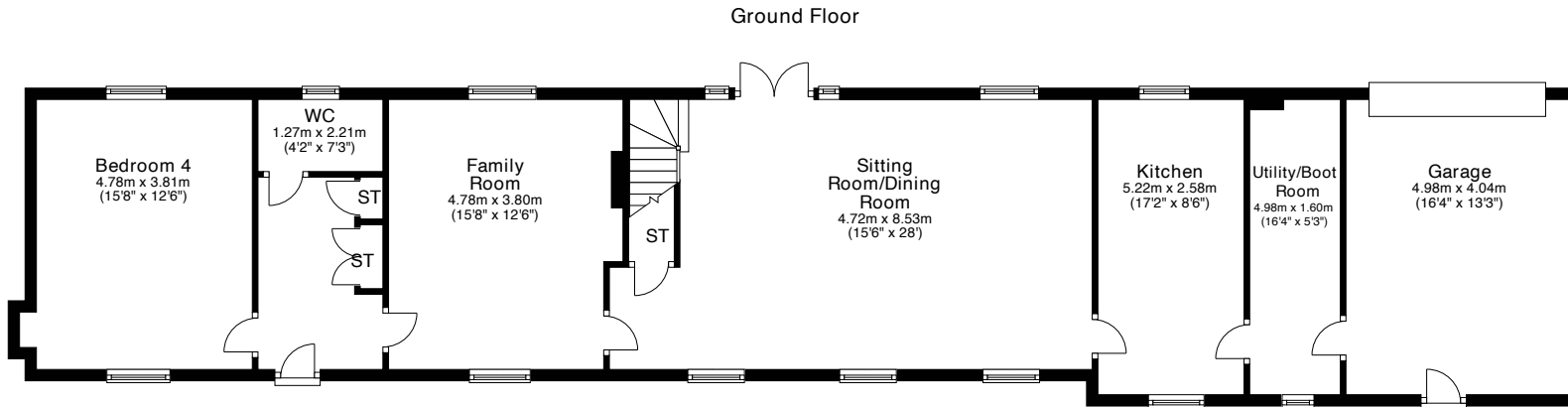












**MYREHEAD FARMHOUSE**  
LINLITHGOW, EH49 6LQ

## LOCATION

The historic borough town of Linlithgow offers an excellent range of shopping, schooling, civic and recreational facilities. Falkirk lies close to hand and offers an excellent range of amenities as expected of a major town. The property lies within easy reach of both Linlithgow and Polmont rail stations which provide main line express rail links to the cities of Edinburgh and Glasgow. Myrehead Farm lies approximately one mile from the Lathallan junction off the M9 motorway which offers further junctions for many Scottish centres of business including Edinburgh, Falkirk, Grangemouth, Fife, Stirling and Glasgow.

EPC Band D

Price : Offers over £565,000

Property reference WD5030

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



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