

campbell
smith

9 Cameron Knowe,
Philpstoun, Linlithgow,
EH49 6RL



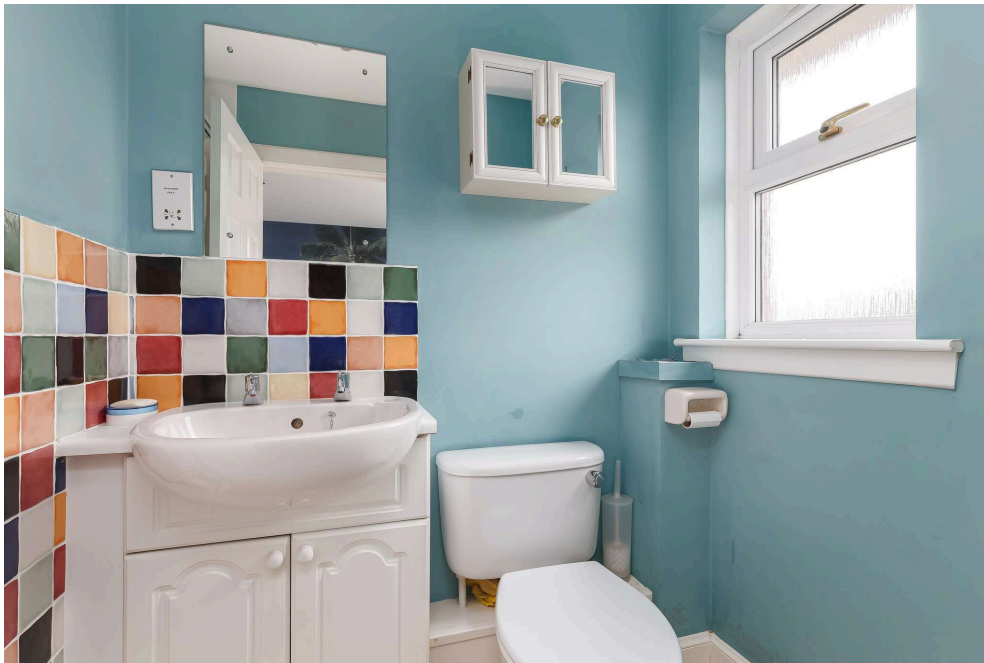
- Generous detached bungalow in sought after West Lothian village close to Linlithgow
- Ideally placed for commuters, excellent connectivity to Edinburgh, Glasgow & Stirling
- Bay window sitting room
- Dining room
- Spacious conservatory
- Kitchen
- Utility room
- 3 double bedrooms – the master having an en suite shower room
- Wet room
- Gas central heating & double glazing
- Easily maintained front & rear gardens
- Double garage with double width driveway

Offers in the region :
£350,000









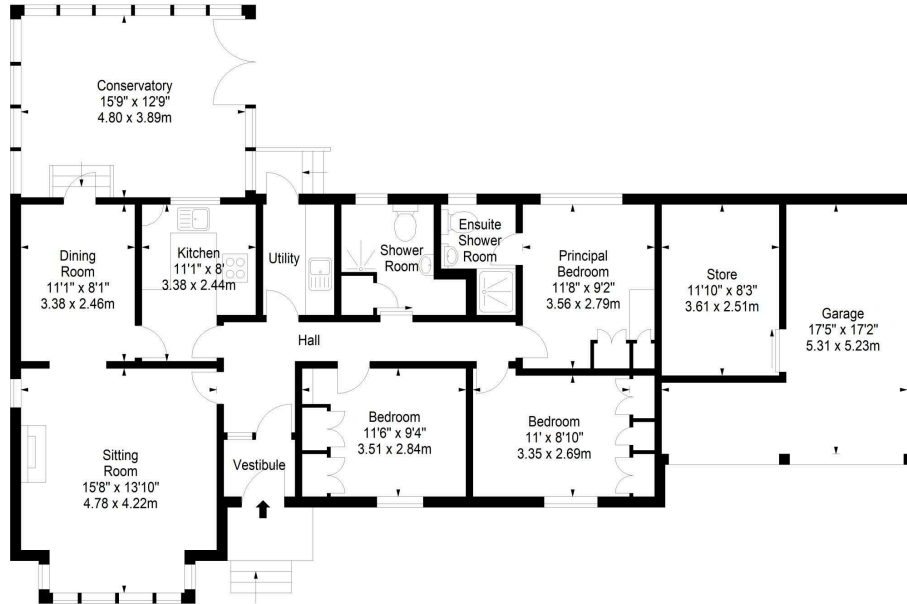




Cameron Knowe,
Philpstown,
Linlithgow,
West Lothian, EH49 6RL



Approx. Gross Internal Area
1201 Sq Ft - 111.57 Sq M
Garage & Store
Approx. Gross Internal Area
302 Sq Ft - 28.06 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Extras

The fitted carpets, blinds, kitchen white goods and the hot tub are included in the sale price. No warranty is given regarding the services, systems or any appliances



Buses

Main Street - 31



Shops

Excellent amenities of Linlithgow approx. 2.5 miles



Schools

Bridgend PS, Linlithgow Academy, St Joseph's RC PS, Sinclair Academy



Parking

Double garage with double width drive driveway



Council Tax Band - F



EPC - C



Factor

None. However, there is an informal arrangement with the neighbours to maintain the communal green spaces at £75 per property



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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