



Ochilcoed, Ochiltree
LINLITHGOW | WEST LOTHIAN | EH49 6PQ


warners
solicitors & estate agents





Ochilcoed, Ochiltree

LINLITHGOW | WEST LOTHIAN | EH49 6PQ

Warners are delighted to bring to the market this unique stone built cottage with contemporary extension located in rolling countryside yet just a few miles from high amenity Linlithgow. The property effortlessly blends contemporary and traditional features offering flexible accommodation and will appeal to a variety of buyers. The main living space is the heart of the home and allows for an abundance of natural light with open plan accommodation overlooking the westerly garden and features a wood burning stove. The dining kitchen is down a few steps from the living room and is fitted with a range of base units and a central island/breakfast bar with direct access to the garden from the dining area. Adjacent to the kitchen is a cosy snug/family room with wood burning stove, shower room and study/bedroom 4. There are two further bedrooms with integrated storage and a further shower room completes the accommodation on the ground floor. The principal suite on the first floor boasts an en-suite shower room and lovely elevated views over the surrounding countryside. Externally, the south and west facing garden grounds are mainly laid to lawn and bordered by a range of mature shrubs, trees and hedges. There is an upper patio area and lower decked terrace, ideal for al fresco dining, and there are sheds accessed via a path to the rear of the property. Early viewing is absolutely recommended to fully appreciate the quality of accommodation on offer in this lovely, idyllic location.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





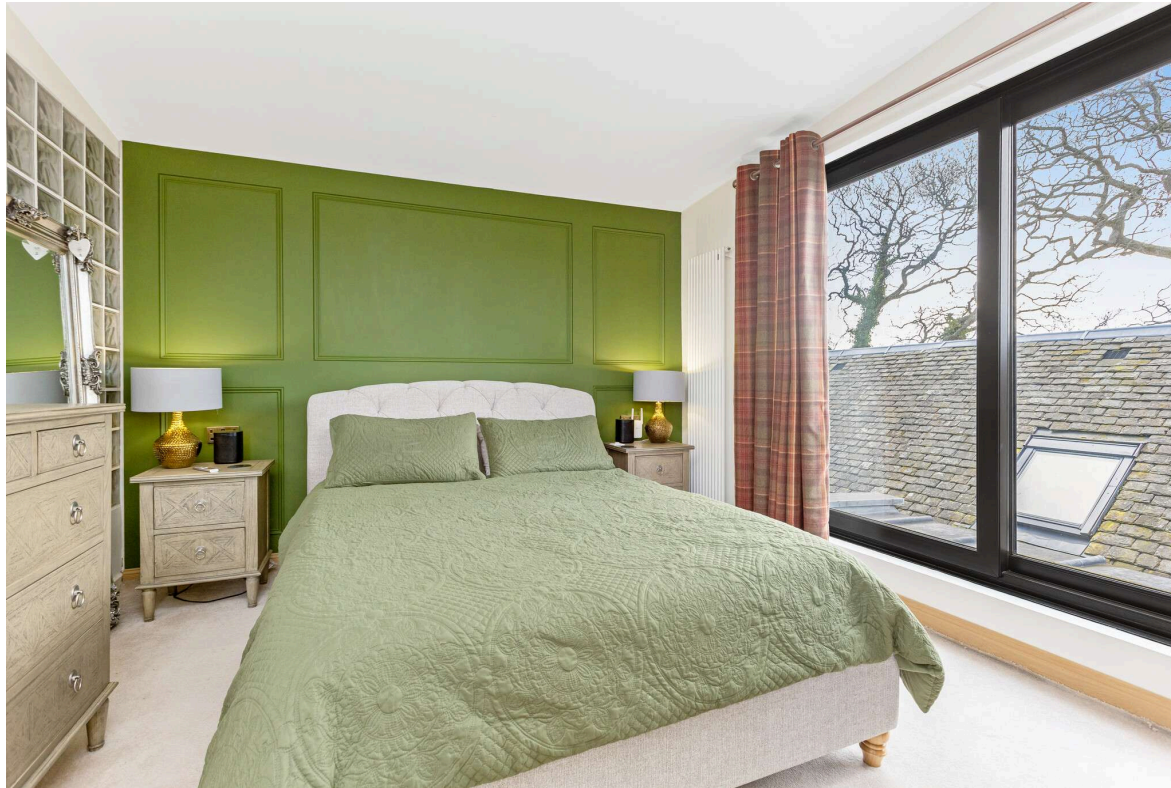
- Extended stone cottage with open plan living accommodation
- Idyllic countryside location a few miles from high amenity Linlithgow
- Spacious open plan kitchen with dining area and door to the garden
- Large living room with wood burning stove and views over the garden
- Snug/ family room with wood burning stove
- Flexible accommodation to four bedrooms (principal en-suite) and two shower rooms
- South and west facing garden with lawn and patio
- Off street parking

Energy Rating E.

Council Tax Band F.

Included in the sale will be the blinds, oven, hob, and dishwasher.

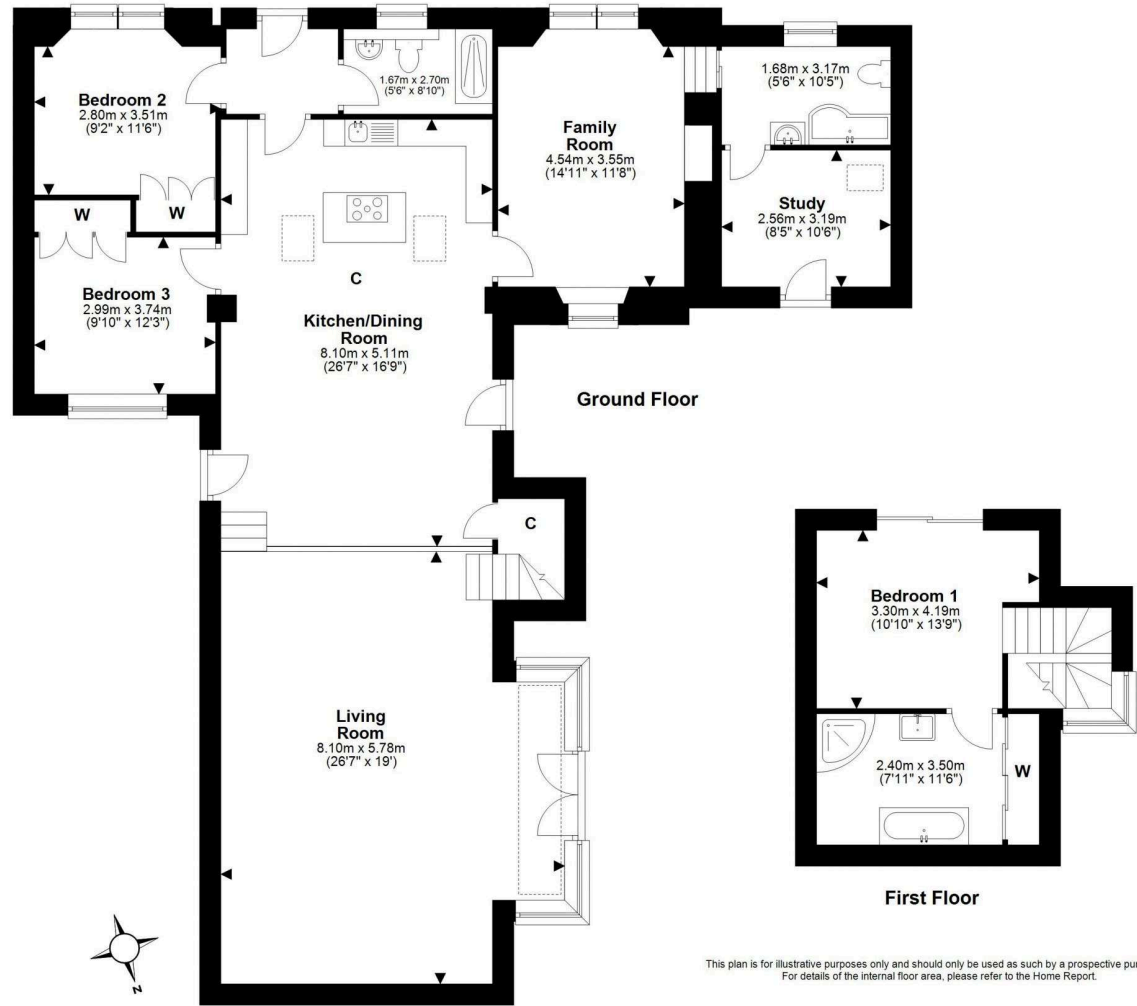
The washing machine, condenser tumble dryer, and tall black fridge freezer will be available by separate negotiation.



The ancient Royal Burgh of Linlithgow is a popular West Lothian town enjoying a close knit community spirit. It is perhaps most famous for its Palace, the birthplace of Mary Queen of Scots, a most popular tourist attraction set on the banks of a loch. The town has long been regarded as having one of West Lothian's most impressive High Street shopping areas, including a modern Sainsbury Superstore and schooling is well represented from nursery to senior level. Located approximately 17 miles west of Edinburgh and 36 miles east of Glasgow, this is an ideal commuter base within easy reach of the central motorway network. West Lothian offers a wide spectrum of opportunities to its residents. Whilst there remains large areas of agricultural land and open countryside, allowing pursuits such as horse riding, golfing and scenic walks, the principal West Lothian towns have excellent amenities. The Almondvale Centre, Freeport Leisure Village and the Designer Outlet at Livingston are all easily accessible, as is the well known Dalmahoy Golf and Country Club.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.