



24 Binny Park, Ecclesmachan

Offers Over £385,000





24 West Binny Park is a beautiful 3 Bedroom Detached cottage Located in Ecclesmachan West Lothian, about 2.5 miles to north of the village of Dechmont, some 4.5 miles southeast of popular town of Linlithgow and about 18 miles west of Edinburgh City Centre. The nearby villages Dechmont and Uphall (2.5 miles) are located just off the A89 and junction 3 of M8 and provide a good range day to day local amenities. There is a wider selection of amenities and services available within Linlithgow including independent shops and places to eat and drink, Doctors Surgery, Pharmacies, Post Office, Sainsbury, Tesco, Aldi and M&S Food. The town also has numerous sporting and recreational facilities including a leisure centre, golf course, rugby club, football club, tennis courts and cricket ground. Primary and secondary schooling is offered in Uphall and Broxburn respectively with a wide range of highly regarded independent private schools within Edinburgh. Binny South Lodge is well placed for wider connections and is within easy reach of both the M9 and M8 offering easy access to the whole of Central Scotland and beyond. The bungalow is within a 20 minute drive of the City of Edinburgh Bypass and there are railway stations at Linlithgow and Uphall, that offer regular services to Edinburgh, Glasgow, and Stirling making this an ideal base for commuting. Edinburgh Airport is within a 20 minute drive to the west and the larger towns of Bathgate, Falkirk, Livingston and Stirling are within easy reach by car and all provide an excellent range of shops, professional services and transport links.

Nestled within a tranquil residential area, this three bedroom detached bungalow offers a rare



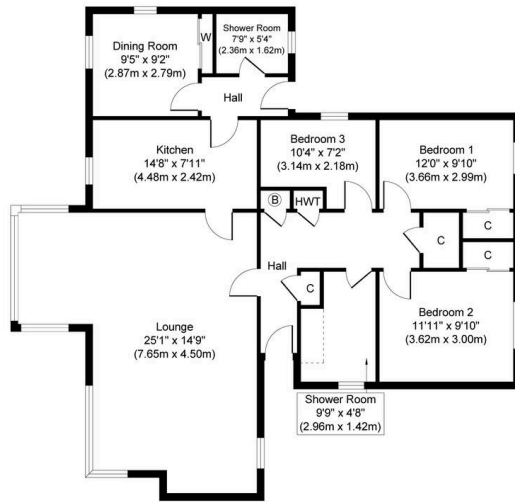
24 Binny Park

Ecclesmachan, Broxburn

- Three Bedroom Detached Bungalow Set Within A Tranquil Area
- Three Double Bedrooms
- Stunning Views Onto West Binny Golf Course
- Sizeable Rear Facing Lounge/Dining Area With Beautiful View Of The Rear Garden
- Chain Free Purchase
- Two Walk In Shower Rooms
- Double Garage And Driveway
- Separate Rear Facing Dining Room
- Fully Enclosed Scenic Rear Garden

Chain-free three bedroom detached bungalow with double garage, two shower rooms, spacious lounge, enclosed garden, and stunning golf course views in a peaceful residential area.





Approximate Floor Area
 1236 sq. ft
 (114.86 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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