

campbell  
smith

9 Cameron Knowe,  
Philpstoun, Linlithgow,  
EH49 6RL



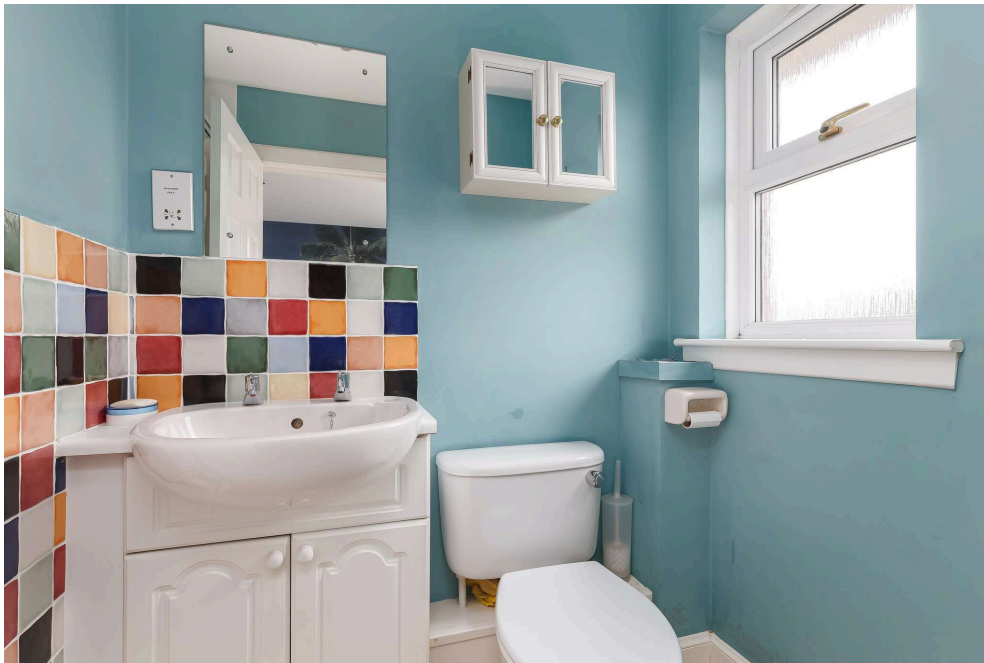
- Generous detached bungalow in sought after West Lothian village close to Linlithgow
- Ideally placed for commuters, excellent connectivity to Edinburgh, Glasgow & Stirling
- Bay window sitting room
- Dining room
- Spacious conservatory
- Kitchen
- Utility room
- 3 double bedrooms – the master having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

Offers Over : £365,000









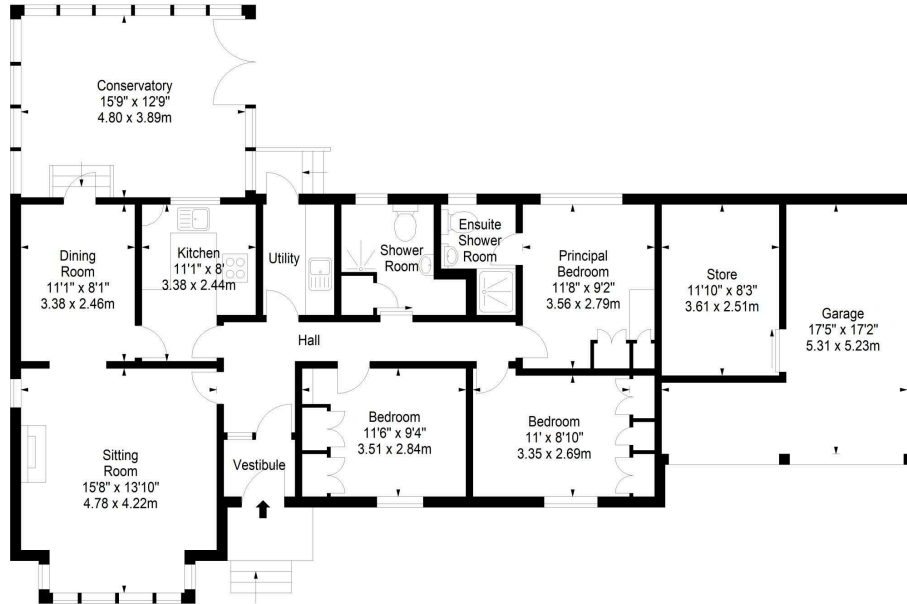




Cameron Knowe,  
Philpstown,  
Linlithgow,  
West Lothian, EH49 6RL



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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