

4 North Mains Hill

LINLITHGOW, WEST LoTHIAN, EH48 4PF



A serene south-facing, five-bedroom residence near Beecraigs Country Park, this property on North Mains Hill offers spacious living areas



0131 524 9797



www.mcewanfraserlegal.co.uk

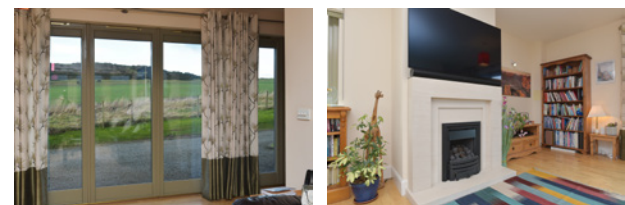


info@mcewanfraserlegal.co.uk



Introducing a tranquil five-bedroom residence near Beecraigs Country Park, McEwan Fraser Legal presents captivating countryside views. Conveniently situated on North Mains Hill, it provides easy access to the central motorway network and nearby Linlithgow and Uphall Train Stations.

THE LIVING ROOM



Upon entry, spaciousness and luminosity greet you across two levels. The open-plan living area, comprising a lounge and dining space with expansive windows framing scenic vistas, fosters a serene ambience year-round. Adjacent, the well-appointed kitchen/dining area caters to culinary enthusiasts with premium appliances and ample storage.

THE DINING ROOM

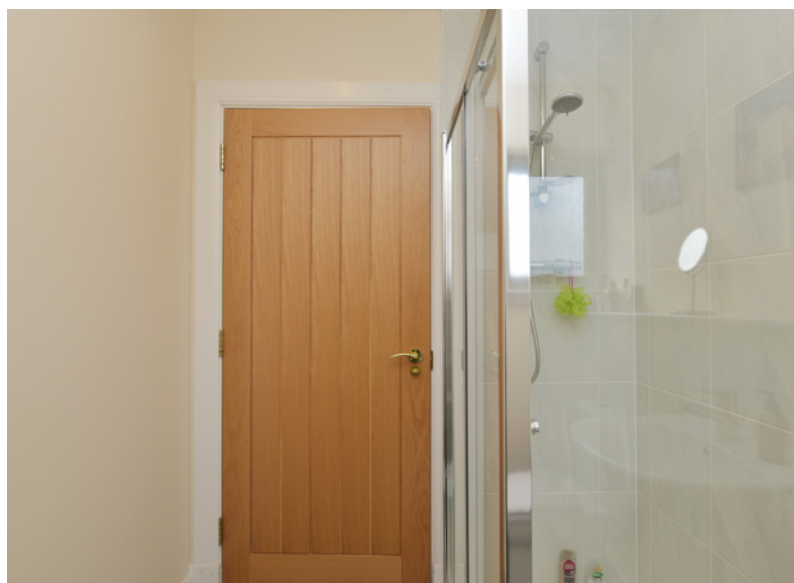


THE KITCHEN



Additionally, the ground floor has a utility room, a W/C shower room, and the fifth bedroom which can double as a home office or gym to meet lifestyle needs.

THE SHOWER ROOM



BEDROOM 5 & THE UTILITY





On the first floor, for peaceful nights, four generously sized bedrooms offer ample space for the family. The primary bedroom serves as a serene retreat, while three further king-size bedrooms provide comfort and privacy.

Luxury and convenience extend to the family bathroom and the en-suite shower room. This property, in walk-in condition, seamlessly combines luxury living with practicality. The home is equipped with a Nest heating system, ensuring optimal comfort and energy efficiency.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Outside, a meticulously maintained south-facing backyard invites outdoor activities, complemented by a private courtyard providing parking space for four to five cars, ensuring ease of access and protection.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

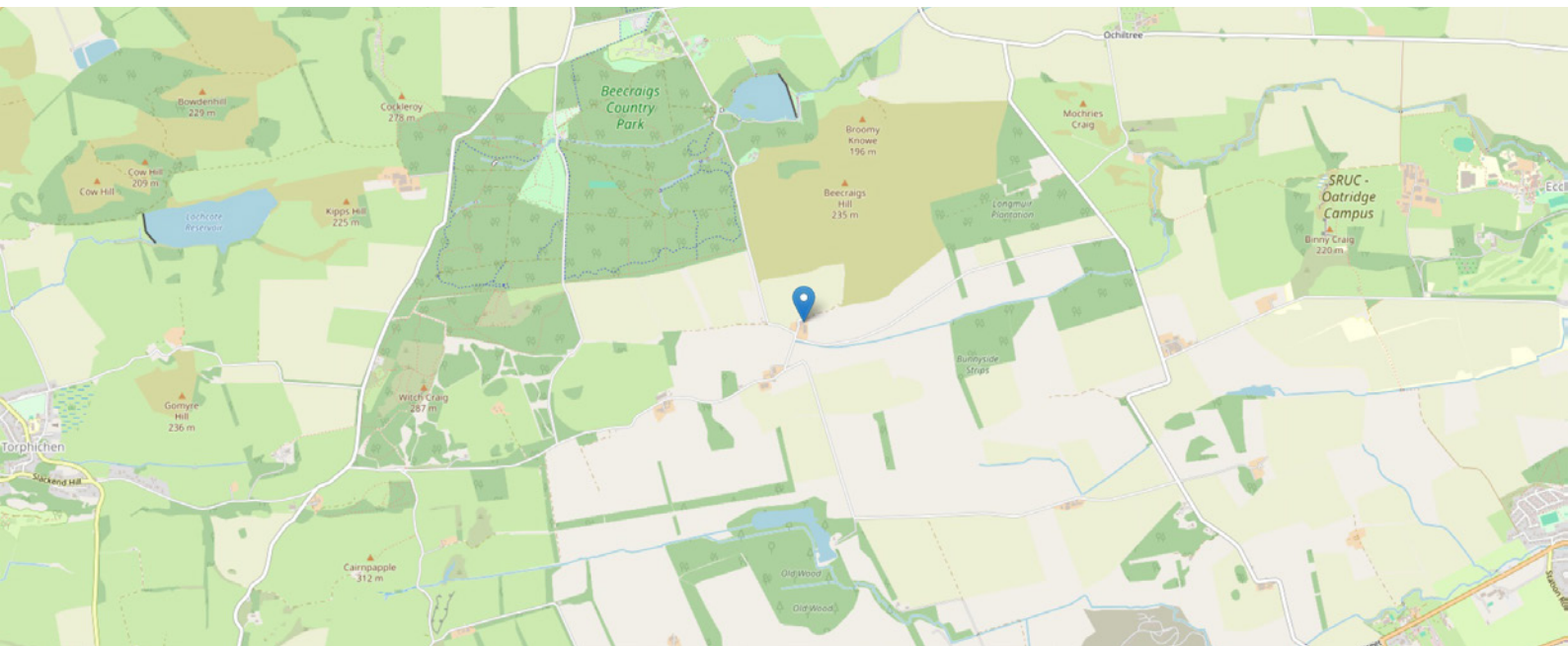


Approximate Dimensions
(Taken from the widest point)

Living Room	5.40m (17'9") x 4.39m (14'5")
Dining Room	5.40m (17'9") x 3.27m (10'9")
Kitchen/Diner	4.69m (15'5") x 4.09m (13'5")
Utility	1.87m (6'2") x 1.54m (5'1")
Bedroom 5	3.48m (11'5") x 2.99m (9'10")
Shower Room	2.53m (8'4") x 2.09m (6'10")

Bathroom	2.12m (6'11") x 1.69m (5'6")
Bedroom 1	6.65m (21'10") x 5.40m (17'9")
En-suite	2.78m (9'1") x 1.57m (5'2")
Bedroom 2	4.25m (13'11") x 4.14m (13'7")
Bedroom 3	4.48m (14'9") x 3.15m (10'4")
Bedroom 4	3.73m (12'3") x 3.25m (10'8")

Gross internal floor area (m²): 198m²
EPC Rating: D



THE LOCATION

Linlithgow is the county town of West Lothian and is rated one of the best to live in Scotland. The well-served town enjoys every possible shopping facility ranging from small corner shops to large supermarkets. It also has a full range of banking, building societies and Post Office services. Such is its appeal that shoppers travel from miles around to take advantage of the facilities and pleasant shopping environment. However, should more extensive shopping facilities be required, they can be found very easily at nearby Falkirk or at the far end of the M9 in Edinburgh.

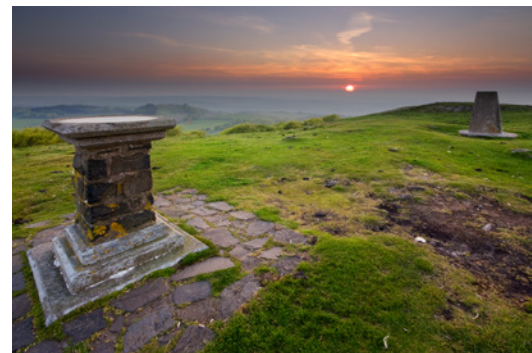




Places of interest include Linlithgow Palace and its Loch, a popular tourist attraction, which was the birthplace of Mary Queen of Scots.

Leisure wise the choice is exceptional with gym, swimming facilities, tennis and cricket clubs, two golf courses and a football and rugby stadium while offering a wide choice of bars, bistros and restaurants.

The M9 gives swift and easy access to Edinburgh and throughout the central belt. For those seeking an alternative method of transport Linlithgow has its own railway station with frequent services, and an approximate travel time of fifteen minutes into Edinburgh and thirty-five minutes into Glasgow.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.