

# Glendevon Lodge

FAUCHELDEAN, WINCHBURGH, WEST LOTHIAN, EH52 6PS



*A RARE OPPORTUNITY TO ENJOY EXPANSIVE SINGLE-LEVEL LIVING IN TRANQUIL, PRIVATE GROUNDS*



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# THE PROPERTY

McEwan Fraser Legal is delighted to present Glendevon Lodge to the market. Tucked away at the end of a picturesque tree-lined driveway, Glendevon Lodge is a wonderfully spacious, single-level detached home that enjoys a peaceful rural setting surrounded by nature and open green views. A gated entrance opens to reveal an impressive plot with generous parking, beautifully tended gardens, and a true sense of seclusion.





# THE PROPERTY

Step inside and you're welcomed into a bright entrance hallway that sets the tone for the well-planned layout. From here, a striking stone arch leads directly into the main living room, a fantastic space for relaxing or entertaining, with plenty of room for both seating and dining. This room then connects seamlessly to the kitchen, which is fitted with a range of cabinetry and offers ample surface space. Off the kitchen, you'll find a separate utility room, providing direct access to the rear garden and a handy WC.





























# THE PROPERTY

The home offers a total of six bedrooms, thoughtfully arranged to suit growing families, multi-generational living, or those seeking flexible work-from-home space.

The principal bedroom is quietly set to the rear and enjoys the luxury of fitted wardrobes and a modern en-suite shower room. At the same end of the hallway, bedroom two also features its own en-suite, making it an ideal guest suite or teenager's retreat.







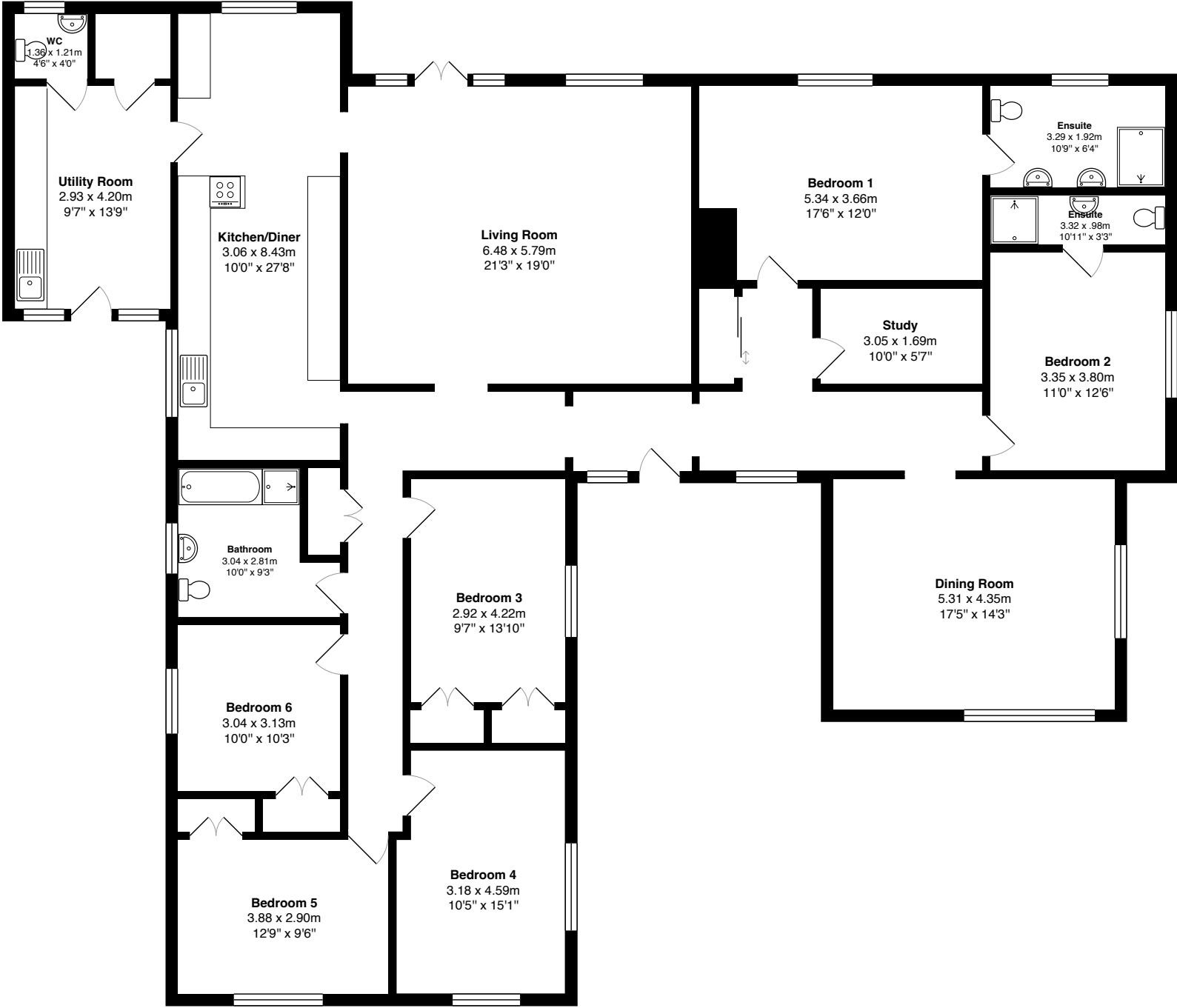


# THE PROPERTY

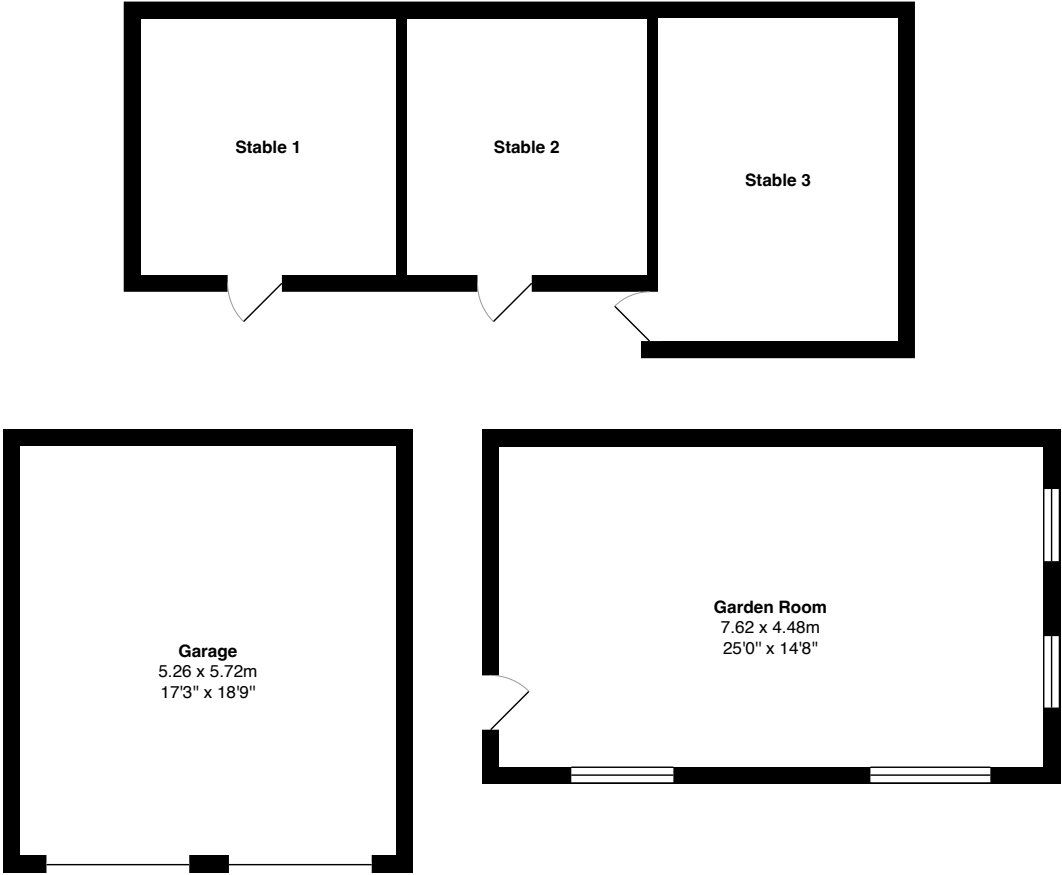
Further along the hall are four additional bedrooms, each well-proportioned with space for larger furniture, and some benefiting from fitted storage. These rooms are served by a generous main family bathroom, complete with bath, separate shower, WC, and wash hand basin.







Gross internal floor area (m<sup>2</sup>): 239m<sup>2</sup>  
EPC Rating: F





# THE EXTERIOR

Externally, the property continues to impress. Neatly kept lawns wrap around the home, offering plenty of space for play, planting or simply enjoying the outdoors. A charming timber-framed pergola creates the perfect shaded spot for outdoor dining, with views over the expansive garden and beyond to the surrounding countryside.













# THE EXTERIOR

In addition, the property boasts a fantastic garden room, with a bar, games room, and lounge area with stove; as well as stables, currently used as a workshop and gym space, all of which add to the versatility and lifestyle on offer here.











# THE LOCATION

Tucked away at the end of a leafy, private road, Glendevon Lodge offers the rare blend of rural tranquillity and everyday convenience. This charming home sits on the outskirts of the thriving village of Winchburgh, a location that continues to flourish with new amenities, schooling options and community spirit, while still retaining a peaceful, countryside character.

Just a short drive brings you to the neighbouring towns of Broxburn and Linlithgow, both offering a rich mix of independent shops, supermarkets, cafés, and restaurants. Linlithgow, in particular, delights with its historic loch, palace grounds and picturesque high street — perfect for leisurely afternoons out.

For commuters, the setting is ideal. Excellent road links provide swift access to the M9 and M8 motorway networks, connecting you to Edinburgh, Glasgow and beyond with ease. Uphall Train Station is also within close reach, offering regular and reliable services into the capital — ideal for those balancing work in the capital with a slower-paced lifestyle at home.

Surrounded by open fields and mature greenery, this is a setting that truly embraces nature. Whether it's countryside walks, garden barbecues, or simply enjoying the changing seasons from your doorstep, Glendevon Lodge is a haven for those seeking space, privacy and a touch of rural luxury.



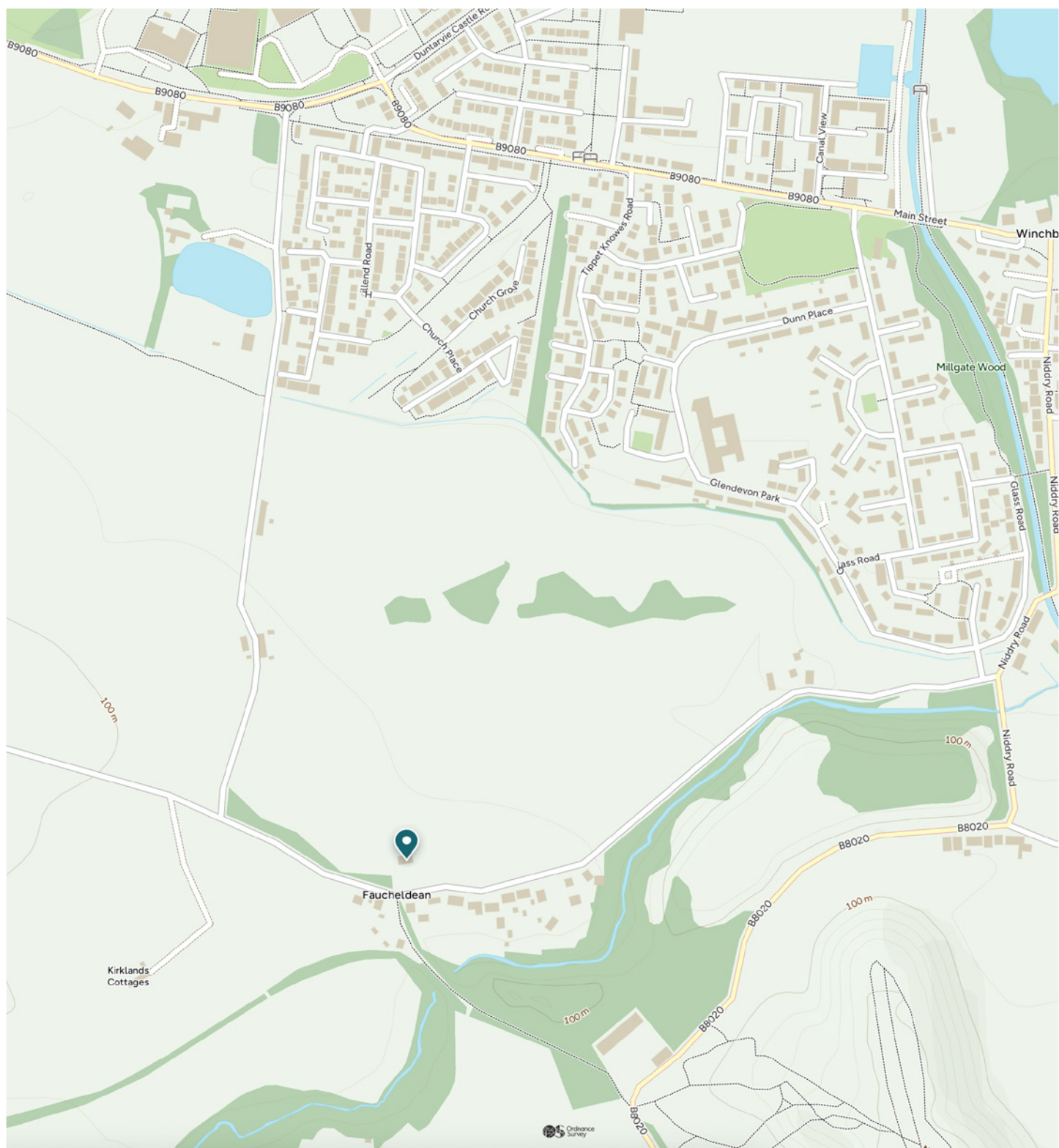


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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