

LINLORN, 62 MAIN STREET

LONGRIDGE, WEST LoTHIAN, EH47 8AD

McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present Linlorn to the market in truly walk-in style. This beautifully presented three-bedroom bungalow offers bright, well-balanced accommodation arranged entirely on one level, with a strong sense of flow and a layout that has been carefully modernised to suit contemporary living.

A welcoming entrance porch provides a practical buffer before opening into a central hallway that immediately sets the tone for the home, offering clear sight-lines and easy circulation throughout. From here, the accommodation unfolds naturally, with the principal living space forming the heart of the home. This generous room is filled with natural light and comfortably accommodates both relaxation and entertaining, centred around a modern stove that creates a warm focal point. Glazed doors extend the space seamlessly outdoors, allowing the garden and decked area to become a natural extension of everyday living.







Open to the living area, the kitchen has been thoughtfully designed with modern cabinetry, integrated fridge, freezer and dishwasher. With generous oak worktop space and a sociable island, it works equally well for casual dining, entertaining or day-to-day use. The adjoining dining area is clearly defined yet well connected, comfortably accommodating a full dining table while maintaining the open, connected feel of the home.



“

*The adjoining dining area
is clearly defined yet well
connected, comfortably
accommodating a full dining
table while maintaining
the open, connected
feel of the home*



The bungalow offers three well-proportioned bedrooms, all presented in a calm, neutral style. The principal bedroom is particularly generous, while the remaining two rooms provide excellent flexibility for family use, home working or guest accommodation. All are positioned to offer a degree of separation from the main living space, enhancing privacy and comfort.





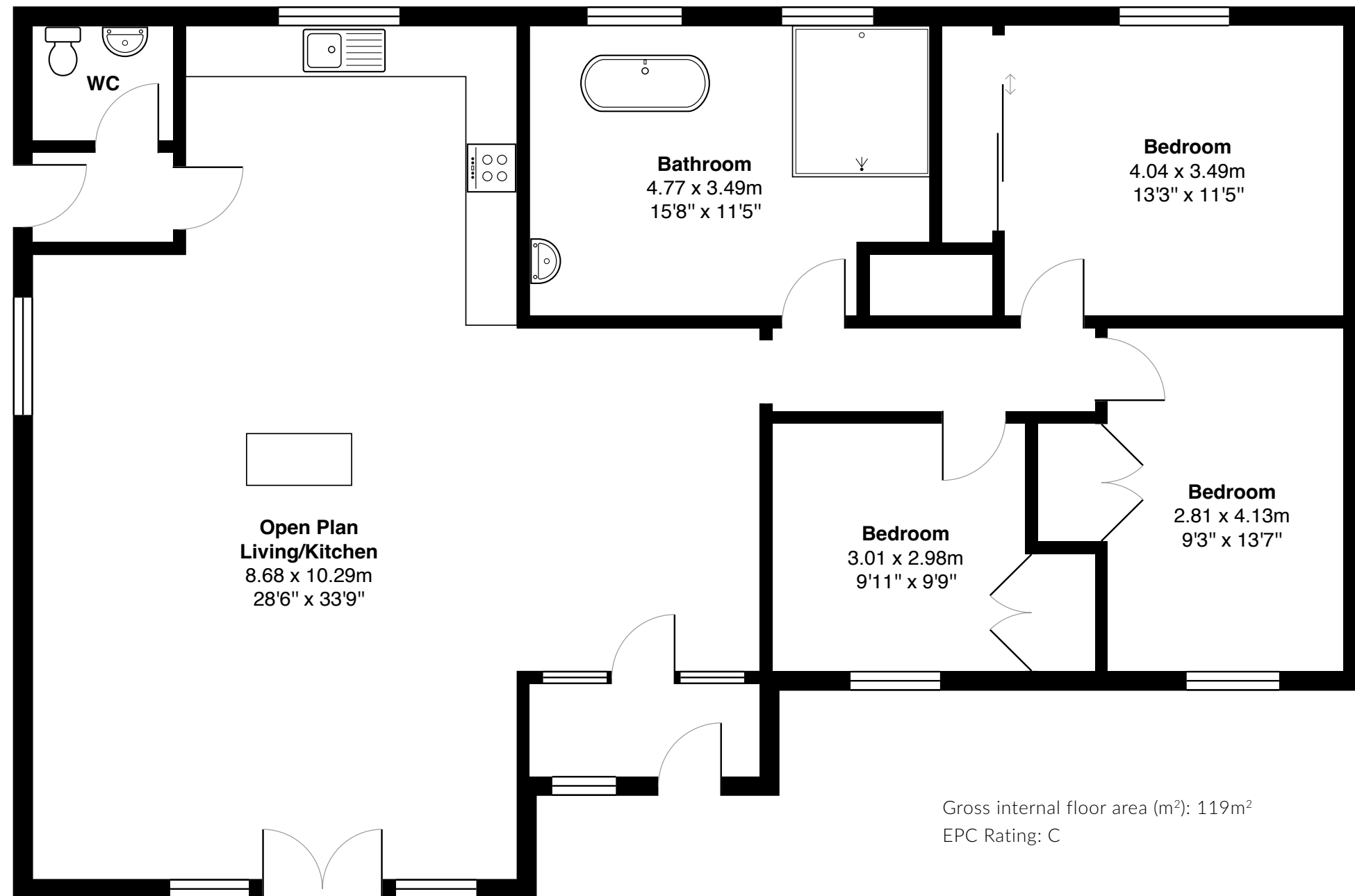


The family bathroom is a real highlight, finished to a high standard with a freestanding bath and a walk-in shower, creating a space that feels both practical and indulgent. A separate cloakroom with WC adds everyday convenience and completes the internal accommodation.



"...finished to a high standard with a freestanding bath and a walk-in shower, creating a space that feels both practical and indulgent..."





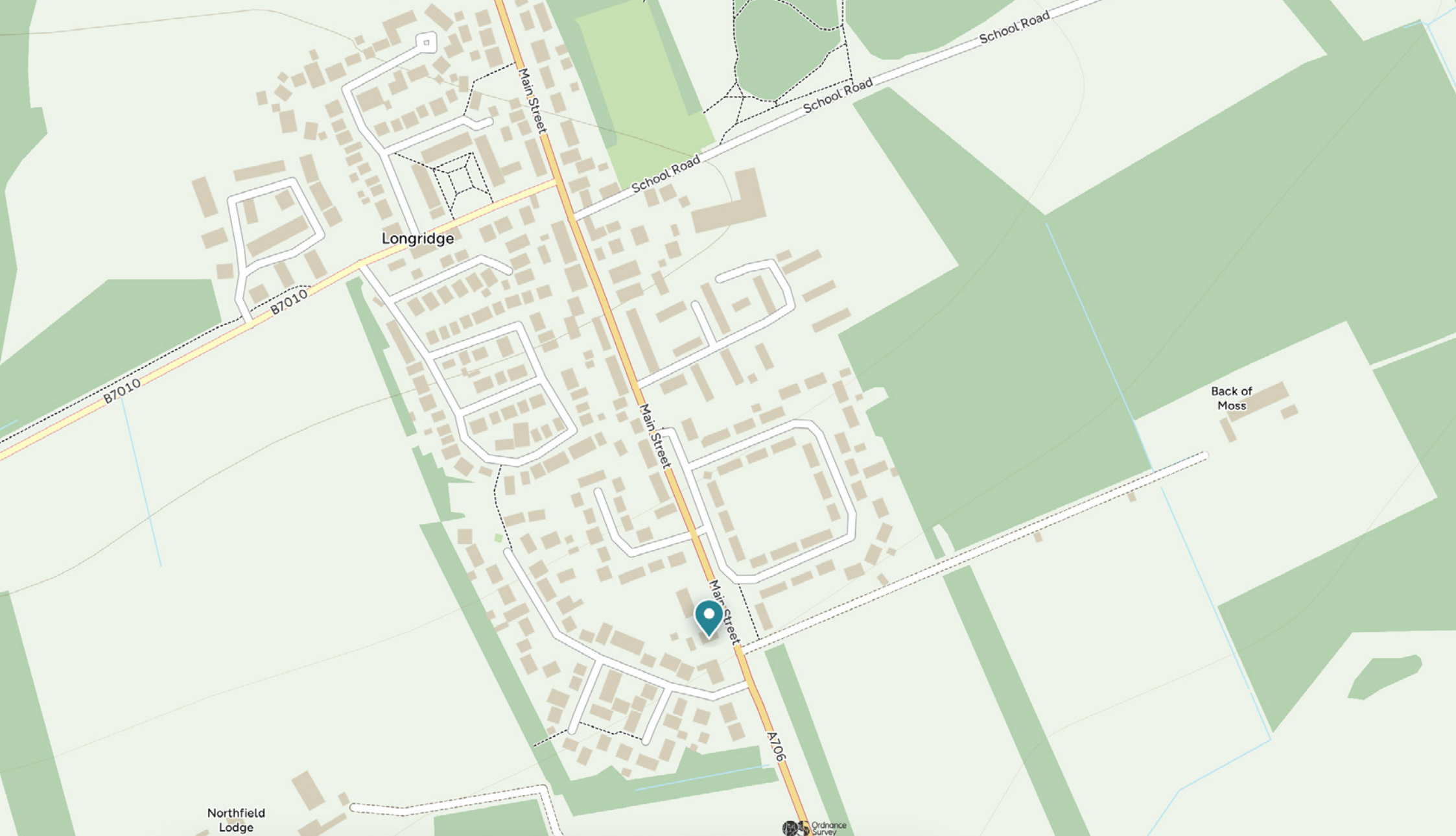


Externally, the property sits within generous garden grounds that wrap around the home, combining lawned areas with south-facing decked seating spaces that are ideal for outdoor dining and entertaining. This orientation allows the decking to enjoy sunlight from morning through to dusk, while also taking in open views across the South Lanarkshire hills. The connection between the living space and the garden is particularly strong, reinforcing the lifestyle appeal of the property.



A detached garage provides excellent additional space and has been fitted out to offer versatile use, lending itself well to hobbies, leisure or storage, depending on individual needs. The converted garage is complemented by an adjoining, separately accessed workshop, creating a highly practical setup for projects or further storage. An electric car charging point has been installed, while off-street parking further enhances the overall functionality of the home. To the right of the driveway, a dedicated woodshed with installed lighting offers useful external storage with year-round usability.

This is a bungalow that successfully combines single-level living with modern style, strong social spaces and flexible accommodation, making it an excellent option for a wide range of buyers seeking comfort, convenience and quality in equal measure.



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.