



*BEAUTIFUL FOUR BEDROOM BUNGALOW
ON A LARGE PLOT*



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Lincroft is a stunning four bedroom detached Croft located in a desirable location. Once inside, you will be greeted with first-class specification.

There is an entrance hallway allowing access to all rooms. An impressive lounge with large picturesque windows floods the room with natural light and offers extensive views over the countryside. The focal point for the lounge is a multi-fuel stove. The kitchen/dining area will accommodate a large dining table and eight chairs. The spacious kitchen has an extensive area of worktops and is fitted throughout with good quality floor and wall-mounted units. A well-designed sunroom is located off the kitchen/diner. Access is gained to the rear gardens from the kitchen or sun room. All four bedrooms are double in size, three bedrooms come with fitted wardrobes and space for free standing furniture. The master bedroom benefits from an en-suite shower room. The main bathroom is spacious and offers a contemporary four piece suite with a bath and separate shower.

The property also includes double glazing throughout, central heating and three large outbuildings that are perfect for a business opportunity. The front garden includes a paved and terraced area overlooking grass and shrubs, while the enclosed rear garden offers great privacy, featuring several well-designed patios, with an area of grass and mature shrubs. Lincroft is well maintained and has three-phase electricity. This is a must-see to appreciate the accommodation on offer.



kitchen/diner





bedroom 1







bedroom 3





bathroom





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.20m (23'7") x 3.50m (11'6")	Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Lounge	5.90m (19'4") x 5.40m (17'9")	Bedroom 4	3.10m (10'2") x 2.30m (7'7")
Sun Room	4.00m (13'1") x 2.60m (8'6")	Bathroom	3.00m (9'10") x 1.70m (5'7")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")	Gross internal floor area (m ²): 140m ² EPC Rating: D	
En-suite	3.00m (9'10") x 0.80m (2'7")		
Bedroom 2	3.50m (11'6") x 3.10m (10'2")		



The Exterior





The Exterior



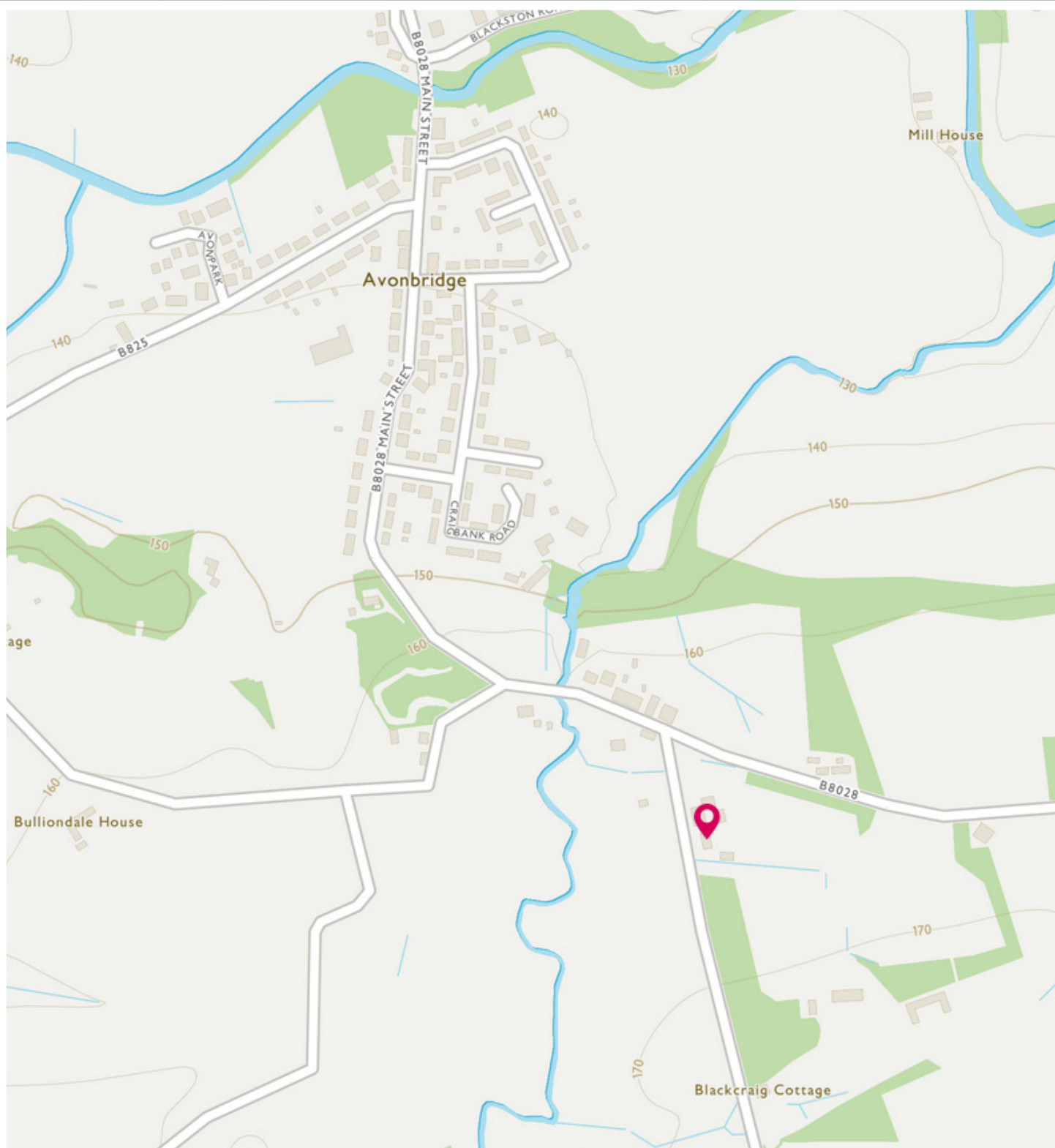


VIEW FROM COCKLERoy HILL

Lincroft is a beautiful property that is located on the outskirts of West Lothian in the Royal Burgh of Linlithgow. Steeped in history, the birthplace of Mary Queen of Scots. local shops are within walking distance from the property in Avonbridge.

Linlithgow boasts impressive amenities, including a modest retail park, supermarkets, a public library, health centre, leisure centre, pubs, and restaurants. The Union Canal, Linlithgow Loch, Beecraigs and Muiravonside Country Parks offer scenic walks, watersports, and other outdoor activities, while the town hosts several sports clubs. Approximately seventeen miles west of Edinburgh and thirty-six miles east of Glasgow, Linlithgow is an ideal commuter base and benefits from immediate access to the motorway and mainline rail links.

Schooling catchment include Westfield and Linlithgow Academy, which regularly appears close to the top of the school league tables in Scotland and is one of the main reasons for the demand for housing in Linlithgow.



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