




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

15 Canal Court
THREEMILETOWN, WEST LOTHIAN, EH49 6LZ



THE LOCATION

Threemiletown, West Lothian

The village of Threemiletown lies approximately three miles east of Linlithgow on the B9080 Edinburgh Road. Appointed some eighteen miles West of Edinburgh and thirty-six miles East of Glasgow, the Royal Burgh of Linlithgow is well placed for the commuter with a number of major access roads allowing for ease of movement outwith the area.

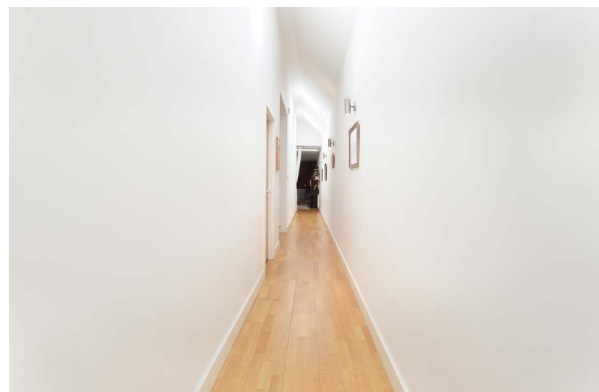
Linlithgow boasts impressive amenities, including a modest retail park, supermarkets, a public library, health centre, leisure centre, pubs and restaurants. The Union Canal, Linlithgow Loch, Beecraigs and Muiravonside Country Parks offer scenic walks, water sports, and other outdoor activities, while the town hosts several sports clubs. Champany Inn is highly recommended for dining and can be reached by car in less than five minutes, the property is well placed for a variety of good eateries and bars in and around Linlithgow.

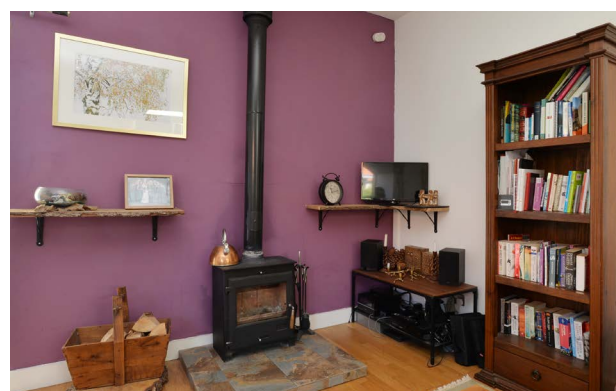
An excellent bus service operates to Edinburgh and local towns, and secondary education is provided at Linlithgow Academy.



Viewing of this beautiful steading conversion is highly recommended. Completed in 2006 this small development has a host of attractive features and is located in a quiet rural location, which has been sympathetically converted, and features stunning interior design throughout, with flexibility, ideally suited to modern life. The result is an impressive state of the art family home, the perfect blend of old and new, retaining the traditional appeal whilst injecting modern style and simplicity.

A welcoming porch leads into an open hallway benefitting from ample space for free standing furniture. On an open plan basis, the large lounge/dining space boasts arched window frames allowing an abundance of natural light to flood the room. There is a log burning effect gas stove included in the sale. Leading on from the lounge/dining space you will be immediately impressed by the fully fitted kitchen, complete with a "Smeg" range cooker, extractor hood, integrated fridge freezer and dishwasher, again benefitting from arched window frames, with doors allowing access to all areas surrounding the property.





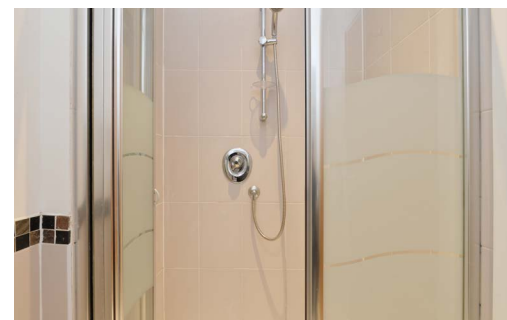


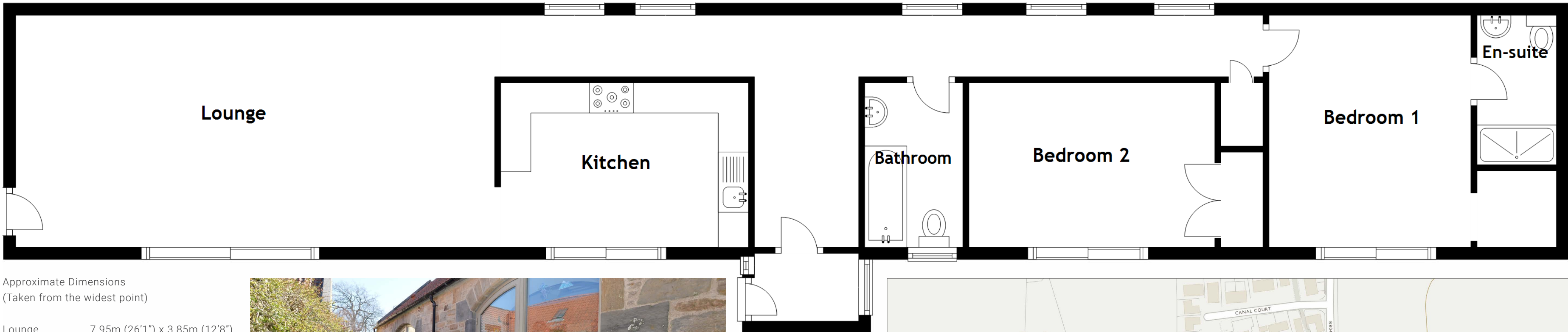
BEDROOMS, BATHROOM & EN-SUITE



Other accommodation includes a family bathroom with a 3-piece suite with an over-bath shower and two double bedrooms, with the master hosting an en-suite shower room. Both bedrooms have either walk-in wardrobes or built-in wardrobes and arched windows with access to garden areas. Internally the property benefits from gas central heating and ample storage throughout.

Externally the property benefits from patio, deck and lawned areas, there is a mono-bloc driveway with parking for two cars.

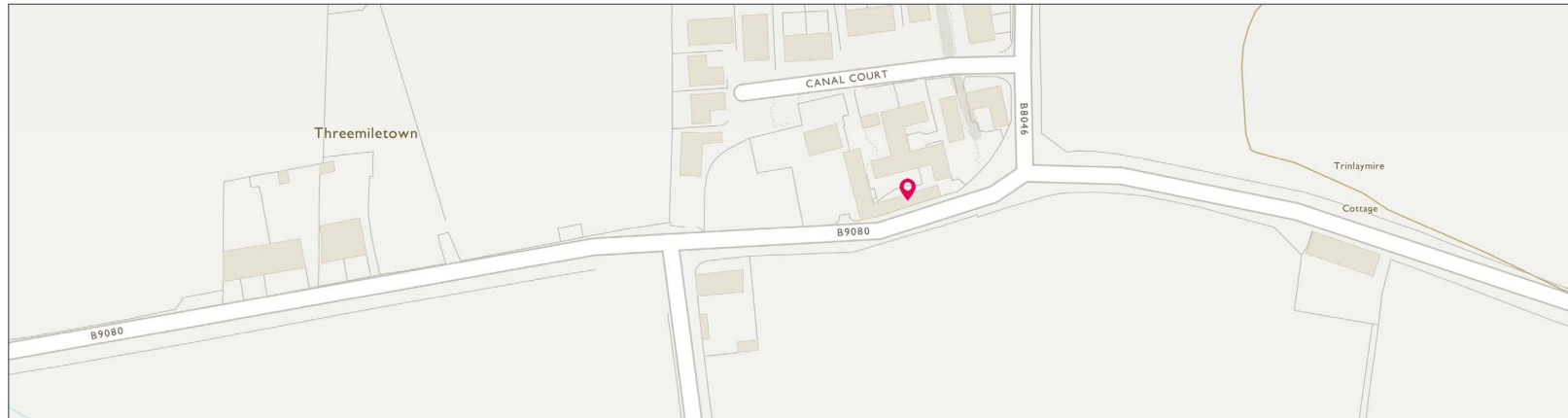




Approximate Dimensions
(Taken from the widest point)

Lounge	7.95m (26'1") x 3.85m (12'8")
Kitchen	4.11m (13'6") x 2.73m (8'11")
Bedroom 1	3.95m (13') x 3.35m (11')
Bedroom 2	4.08m (13'5") x 2.76m (9'1")
Bathroom	2.75m (9') x 1.63m (5'4")
En-suite	2.48m (8'2") x 1.32m (4'4")

Gross internal floor area (m²): 105m²
EPC Rating: C





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

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.



Text and description
JAY STEIN
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer