

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



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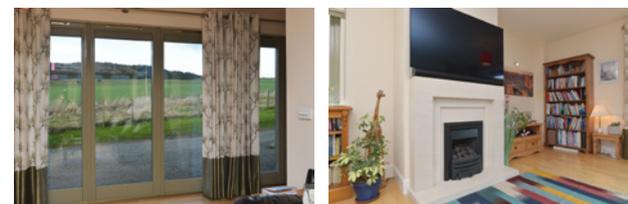


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Introducing a tranquil five-bedroom residence near Beecraigs Country Park, McEwan Fraser Legal presents captivating countryside views. Conveniently situated on North Mains Hill, it provides easy access to the central motorway network and nearby Linlithgow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

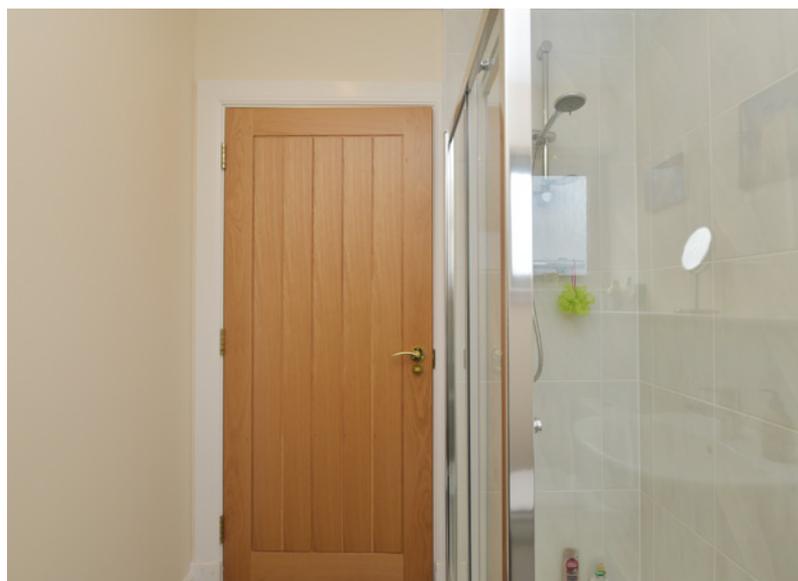


THE KITCHEN



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



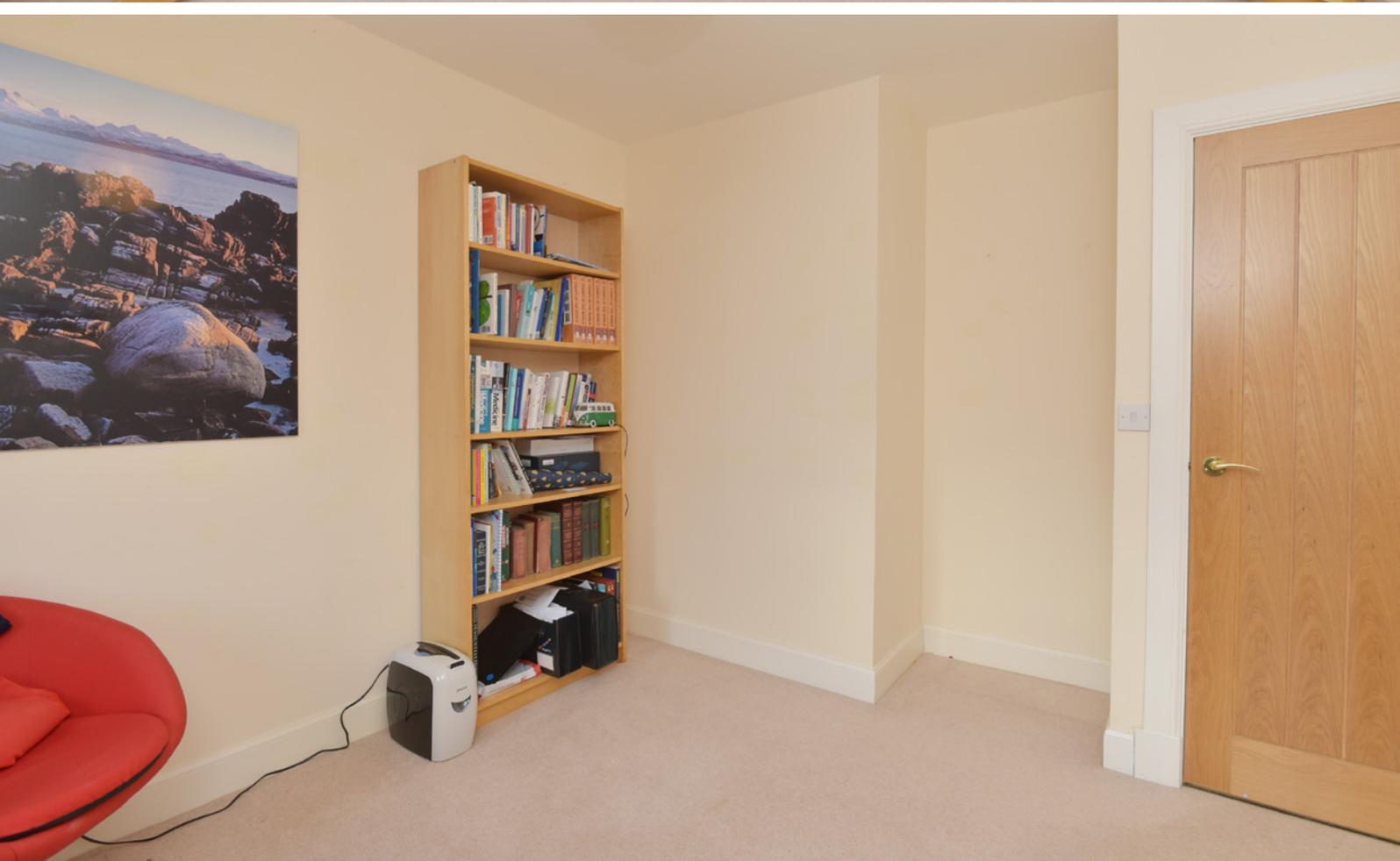
BEDROOM 2



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

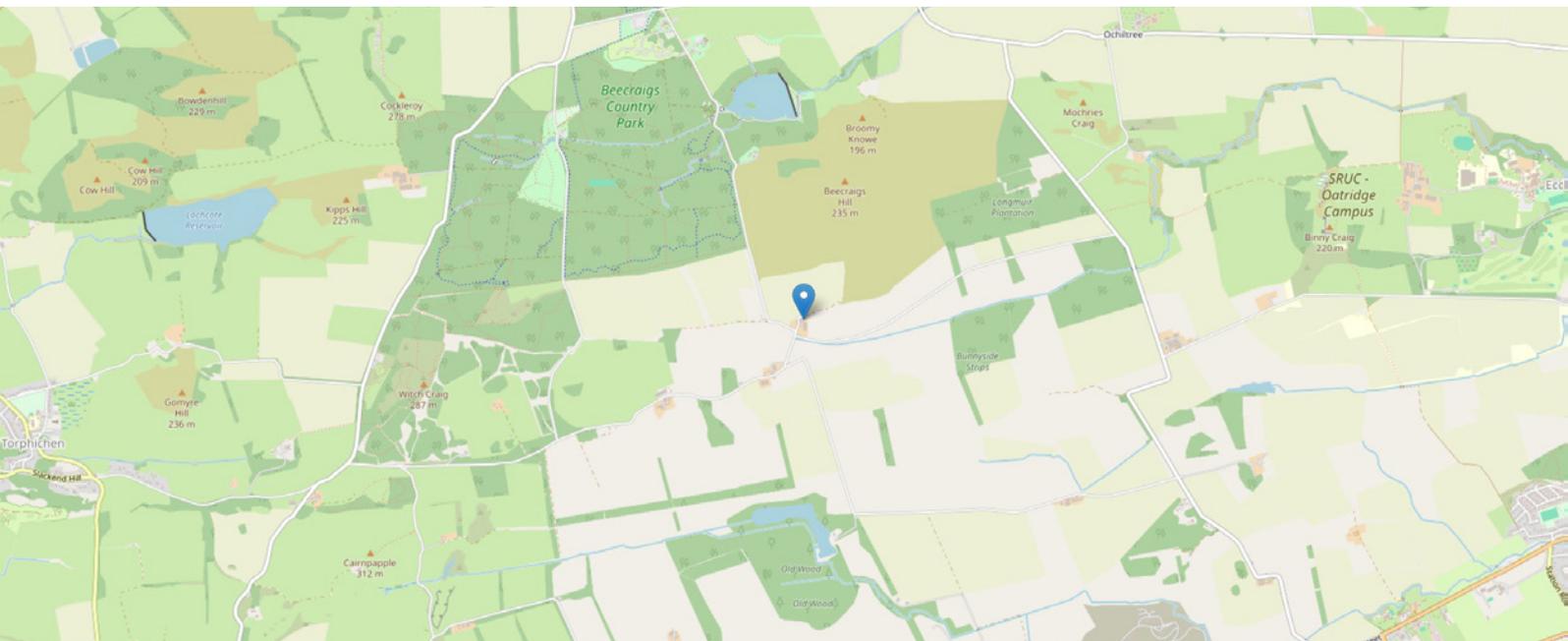


Approximate Dimensions
(Taken from the widest point)

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.



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