

# Peterkin & Kidd

Solicitors and Estate Agents

## NODSDALE

FALKIRK ROAD  
LINLITHGOW



**FIXED PRICE £635,000**



# NODSDALE

FALKIRK ROAD  
LINLITHGOW

Located in Linlithgow's conservation area, Nodsdale is a unique and landmark property, set back from Falkirk Road and situated in what was the former orchard of St Ninians Craigmailen Church.

A covered entrance leads to the welcoming reception hall with Amtico flooring and French doors to the well-proportioned living room with original fireplace and twin aspects. A home office with bespoke built-in furniture has patio doors to the garden. In addition, there is a formal dining room/bedroom 4 which offers flexibility of use together with a snug to the front with living flame gas fire. The kitchen is fitted with a range of wall and base units and opens out to a family room with fireplace and patio doors to the garden. A generous utility room and cloaks/WC complete the ground floor accommodation.

On the upper floor, the master bedroom has built-in furniture and rooftop views to open countryside together with an en-suite with spa bath. The well-proportioned second double bedroom features a box bay window with deep recess, eaves storage and enjoys twin aspects with partial open views to countryside. The third bedroom is to the rear with a range of built-in furniture and eaves storage. There is a fully tiled 3-piece bathroom together with a separate shower room.

Well-maintained landscaped gardens, bounded by a stone wall, complement the property with lawn and shrub borders and a circular patio to the front. Gates on either side, lead to the fully enclosed side and rear garden, laid to lawn with mature trees and shrubs, a patio and pond together with conference pear and apple trees from the original orchard.

The driveway offers parking for several cars, together with a tandem garage with an electric door and a workshop area to the rear.

## ACCOMMODATION

Reception hall, living room, dining room/bedroom 4, snug, family room, home office, fitted kitchen, utility room, cloaks/WC. 3 double bedrooms (master en-suite), bathroom, shower room.

Gas central heating, double glazing

## OUTSIDE SPACE

Landscaped gardens, tandem garage and driveway.

## VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000





## SITUATION

The Royal Burgh of Linlithgow with its Palace and Loch, lies approximately 15 miles west of Edinburgh and 36 miles east of Glasgow. It is a thriving town which offers a good choice of nursery, primary and secondary schooling, specialist shops, supermarkets, a retail park and numerous recreational facilities with Beechraigs Country Park a few minutes' drive away. Private schooling is available in Edinburgh with ESMS providing a coach service direct from Linlithgow.

The town enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling and easy access to the M8 and M9 motorways with Edinburgh Airport just under 12 miles away, making it a perfect location for commuters.

For the frequent flyer, Edinburgh Airport can be reached in around 20 minutes, ideal for business travel whether in the UK or internationally.

## EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, gas fires and surrounds, kitchen appliances, bathroom fittings, garden shed and summer house are included in the sale. Some items of furniture may be available.

## OTHER

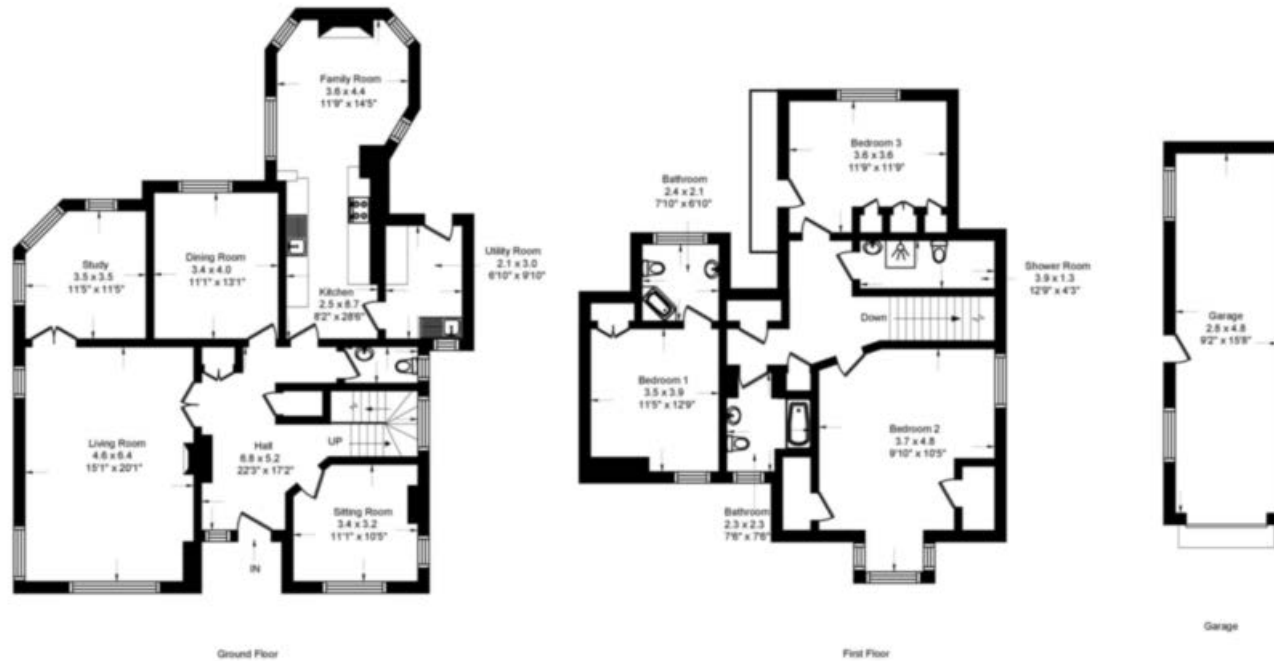
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.





## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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