



PROPERTY AND  
ESTATE AGENTS

## 4 Champfleurie Mews

*Linlithgow, Scotland*

*Bedrooms: 3   Bathrooms: 3   Receptions: 1*

*Offers Over £398,000*

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## Description

This is a rare opportunity to purchase 4 Champfleurie Mews; a charming stonebuilt steading in a courtyard setting with lovely open views. The property is presented in excellent condition retaining many of its period features and offers the benefits of a country lifestyle combined with modern living.

The versatile accommodation comprises; welcoming reception hall, spacious lounge open plan to dining area, kitchen with family area, utility room, WC, three exceptionally spacious double bedrooms, principle en-suite and family bathroom. Warmth is provided by gas central heating, wood burning stove and double glazing throughout. Externally there is off street parking and a private courtyard garden with paved patio area and private turfed front garden.

## Location

4 Champfleurie Mews is located in rural West Lothian. The property is located approximately three miles from the historic Royal Burgh of Linlithgow, which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish Lowlands and has a very popular, bustling town centre supporting a wide range of family-run businesses offering some of the best of food and drink, clothing, gifts and arts and crafts shops. Sainsbury, Tesco, and Aldi supermarkets are all represented and excellent local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow, respectively. The railway station provides regular services to Glasgow and Edinburgh, making this an ideal base for commuting.

## EPC Rating C76

Council Tax Band G

## Hall

As you enter you are greeted by a welcoming and spacious entrance hall, which has a tiled entrance, neutral carpet, radiator, large oak beam in ceiling and a large cloakroom cupboard.

## Lounge/Dining Area (5.89m x 7.20m)

A beautiful, well proportioned room with feature stone arched windows and French doors open-ing out to the garden. A further window provides a dual aspect allowing lots of natural light. The room further benefits from carpet flooring, a wood burning stove set within a stunning marble fireplace wall, radiator, TV point and ample sockets.

## Kitchen/Family Area (3.36m x 5.81m)

Fully fitted country style kitchen with shaker style wall and base units, integrated appliances to include oven and grill, induction hob, extractor fan and dishwasher. In addition, the room benefits from

quarry tile flooring, granite style worktop, butler sink, large oak beam in ceiling and space for a sofa or kitchen table. Like the lounge, feature stone archways have been glazed and offer access to the garden.

## Utility (1.84m x 2.95m)

Well appointed utility room which provides a window with fitted blind, tiled flooring, space for washing machine, tumble dryer and fridge freezer. A large walk-in cupboard provides hanging space for airing clothes.

## WC

White wash basin and WC set within a vanity unit. Tiled splash back, extractor fan, large mirror, tiled flooring, and a heated towel rail.

## Upstairs Hall

Bright area with two windows overlooking the rear courtyard and providing storage cupboard, carpeted flooring, radiator. Giving access to the bedrooms and family bathroom.

## Principle Suite (5.89m x 4.71m)

A very spacious room which benefits from a large walk-in wardrobe area, three Velux windows, front facing window, carpeted flooring, radiator, and TV point.

## En-suite (2.00m x 3.57m)

The stunning en-suite provides a white WC and wash hand basin with an amazing amount of built-in storage units. Large mirror, feature freestanding copper bath, heated towel rail, slate tile flooring, Velux window and extractor fan.

## Bedroom Two (3.91m x 5.09m)

Another very generous bedroom with 2 large windows overlooking the courtyard, carpeted flooring, and radiator.

## Bedroom Three (4.05m x 2.97m)

Double bedroom with built in wardrobe, carpeted flooring, radiator, front facing window and Velux window, both with fitted blinds.

## Family Shower room (1.80m x 2.49m)

White wash hand basin, WC and large shower enclosure, glazed screen with rainfall shower. Partly tiled walls, tiled flooring, mirror heated towel rail and built-in storage units.

## External

To the front of the property is an area of lawn with driveway access providing room for parking. The rear provides a courtyard style

garden with paved patio area and some mature shrubs and trees. To the side of the building is a timber storage shed.

## Agents Note

We believe these details to be accurate, however it is not guaranteed, and they do not form any part of a contract. Fixtures and fittings are not included unless specified otherwise. Photographs are for general information and it must not be inferred that any item is included for sale with the property. Areas, distances and room measurements are approximate only and the floor plans, which are for illustrative purposes only, may not be to scale.



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Linlithgow, Scotland

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