



Bedrooms: 4 Bathrooms: 3 Receptions: 2

The Smiddy Hillend Farm

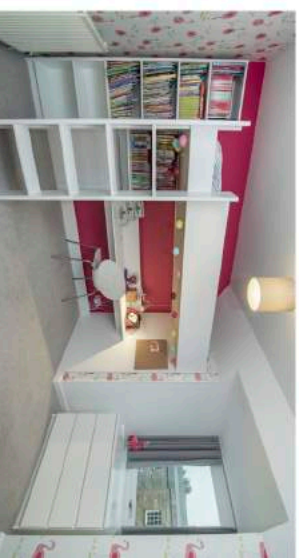
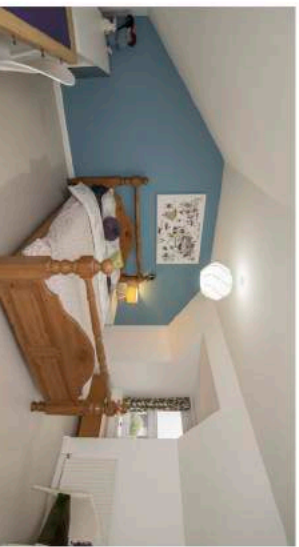
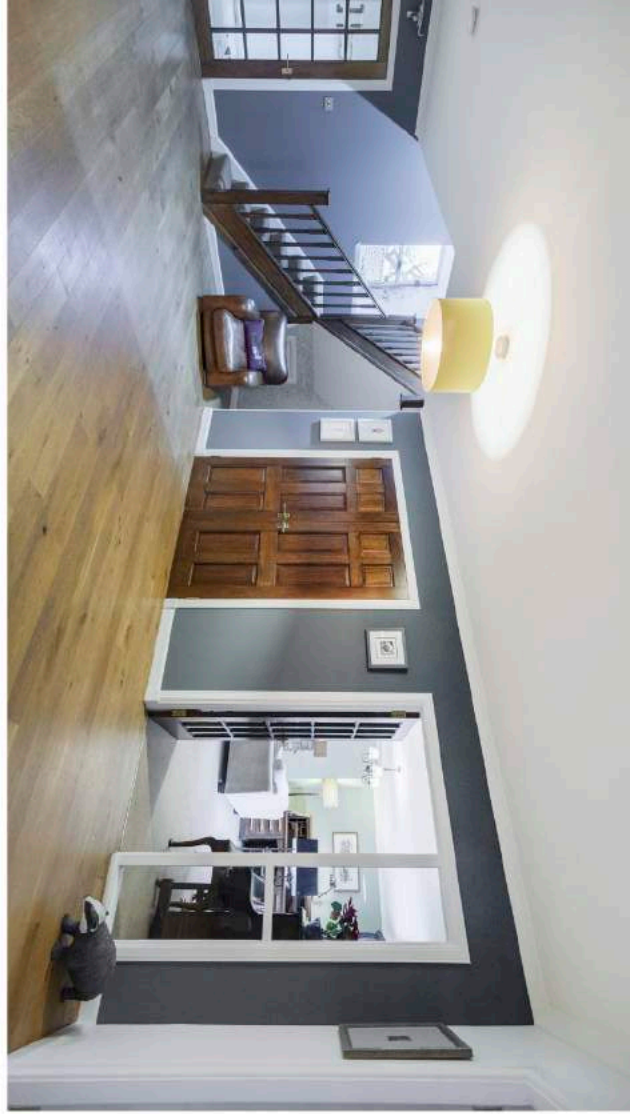
by Ecclesmachan, Scotland



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Description
This is a rare opportunity to purchase "The Smiddy", a charming stone built steading in a courtyard setting with lovely open views. The property is presented in stunning condition and offers the benefits of a country lifestyle combined with modern living.

The versatile accommodation comprises: welcoming reception hall, spacious lounge, open plan kitchen with dining area, family room, utility, boot room, WC, four double bedrooms, master en-suite, family bath room and garage. Warmth is provided by oil fired central heating, wood burning stove and wood framed double glazing throughout. Externally there is a private driveway, three additional private parking spaces and two generous garden areas, the first of which is mainly laid to lawn but also has a patio area, the second is fully enclosed and laid to lawn.

Location
The Smiddy is located in rural West Lothian close to the village of Ecclesmachan, a quiet and peaceful hamlet just a short drive from several towns including Broxburn, Winchburgh and Linlithgow, all of which provide excellent local amenities, supermarkets and schooling at both primary and secondary level. The property is ideally positioned for both the M9 and M8 motorway routes. The M9 gives quick access to Edinburgh and the M8 to Glasgow respectively. The area provides excellent road links to Fife, Central Scotland and beyond. The railway stations at Uphall and Linlithgow offer regular services to Glasgow and Edinburgh and with a new rail station and motorway junction planned for Winchburgh, this is an ideal base for commuting.

EPC Rating E50

Council Tax Band G

Entrance Hall (4.1m x 3.2m)

As you enter you are greeted by a welcoming and spacious entrance hall, which gives access to the main hall, boot room, and downstairs WC.

Main Hallway (6.4m x 4.1m)

The spacious main hall area gives access to all rooms and benefits from real oak flooring, two large storage cupboards and a further small cupboard under the stairs.

Lounge (6.4m x 5.6m)

A beautiful, well-proportioned room with French Doors opening out to the garden. A further window provides a dual aspect allowing lots of natural light. The room further benefits from a wood burning stove set within a stunning inglenook fireplace with oak beam mantle, neutral decor, radiator, TV point and ample sockets.

Kitchen (5.4m x 5.3m)

Fully fitted country style dining kitchen with white, wall and base units, integrated fan assisted oven and grill, granite style worktop, butler sink with flexi spray tap, feature shelving and tiled flooring. There is space for a fridge freezer and dishwasher. A beautiful wooden stable door gives access to the rear garden with a further door to the utility room and garage.

Utility Room (2.5m x 2.5m)

Good sized room off the kitchen with direct access to the large single garage. Base units, sink, space for washing machine and tumble dryer, tiled flooring.

Family Room (5.1m x 4.5m at widest point)

Bright and airy room with feature double height ceiling and beams. Double aspect windows provide lots of natural light making this an ideal formal dining room or multipurpose family room.

Boot Room

Located off the entrance hall a useful space for hanging coats and storing shoes. Also the through way to the downstairs WC.

WC

Write wash basin and WC. Tiled splash back, extractor fan and window.

Upstairs Hall (8.2m x 4.0m)

Bright area with storage cupboard. Carpeted flooring, radiator. Giving access to the bedrooms and family bathroom.

Master Suite (6.9m x 4.7m)

A very spacious room which benefits from a large walk-in wardrobe area, two windows, carpeted flooring, radiator and TV point.

En-suite (2.8m x 2.0m)

The modern en-suite provides a white WC and wash hand basin. Large walk-in shower enclosure with pump assisted shower, heated towel rail, tiled walls, slate tile flooring and extractor fan.

Bedroom 2 (5.2m x 3.5m)

Another generous bedroom with large walk-in wardrobe, carpeted flooring, radiator and window overlooking rear garden.

Bedroom 3 (4.0m x 3.0m)

Double bedroom with small walk-in wardrobe, carpeted flooring, radiator and window overlooking the courtyard.

Bedroom 4 (3.6m x 3.6m)

Further double bedroom with fitted wardrobe, carpeted flooring, window overlooking driveway and radiator.

Family Bathroom (2.5m x 2.0m)

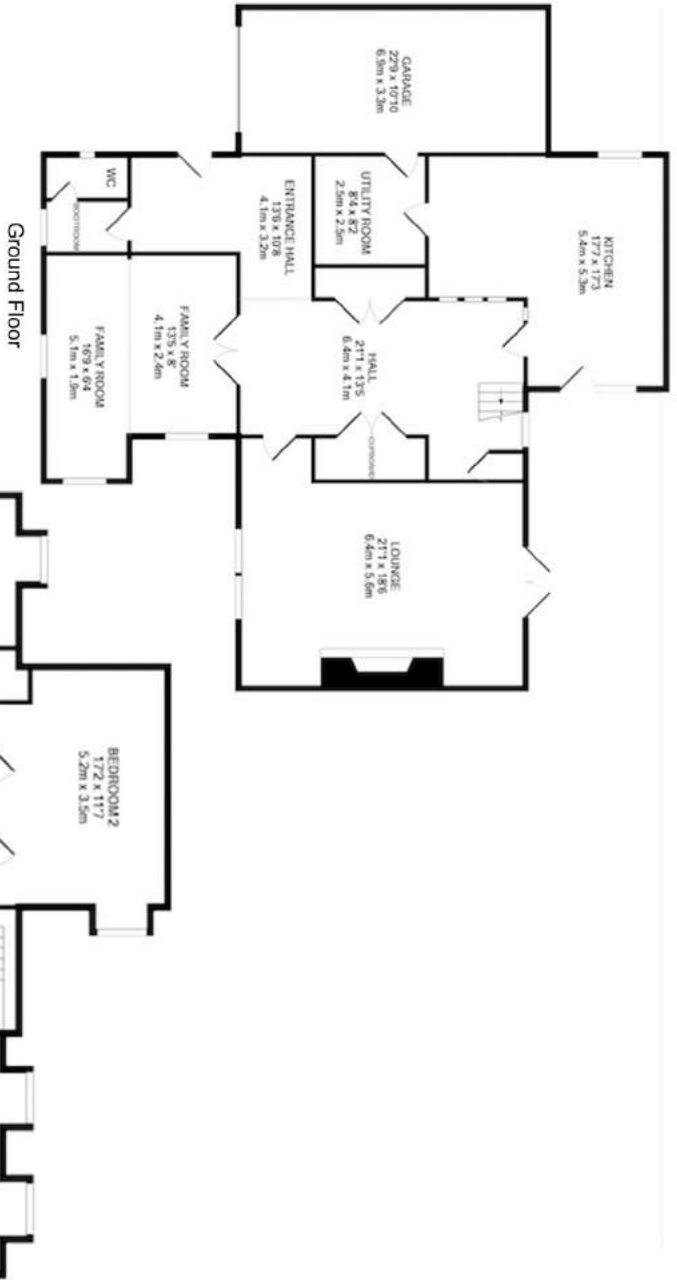
Traditional white three-piece suite of wash hand basin, WC and bath with mains shower and folding shower screen. Partly tiled walls, vinyl flooring and radiator.

Garage (6.9m x 3.3m)

Large single garage with storage shelving on two walls. Door access to utility room.

External

To the front of the property is a driveway leading to the integrated garage and three additional private parking spaces. To the rear - a landscaped garden with mature planting, paved patio area and lawn with path leading to rear gate which in turn leads to the second garden area which is currently being utilised as a children's play area however there is ample space for landscaping as desired.



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