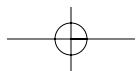
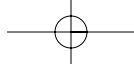


4 CHAMPANY, BY LINLITHGOW, EH49 7NR

OFFERS OVER £250,000

Russel+Aitken
solicitors and estate agents





GENERAL DESCRIPTION:

Seldom available on the open market, this charming two/three bed roomed DETACHED BUNGALOW enjoys a unique setting with open country views. All on one level the accommodation comprises welcoming reception hall, large lounge, dining room/third bedroom, fitted kitchen, two further bedrooms and a shower room. The property is further enhanced by Oil fired central heating and double glazing. The extensive garden grounds also encompass a large workshop/barn suitable for a variety of purposes and includes a greenhouse. The spacious enclosed garden grounds would suit a variety of uses (subject to planning). Early viewing is strongly advised.

Champany is a rural property on the outskirts of Linlithgow yet well placed for access to the National motorway network bringing many further areas of commerce into commuting distance. For those needing to travel further afield for either business or pleasure, both Glasgow and Edinburgh International Airports can be reached in under 1 hour. Linlithgow provides a range of High Street names and services catering for most daily needs along with a wide and diverse range of sporting, leisure and recreational amenities. Schooling for all ages is to hand.

TRAVEL:

From Linlithgow follow the A803 Blackness Road crossing over the motorway (M9) and carry on along this Road. At Champany's restaurant take the 2nd turning on your right (B904) and No 4 Champany is the 3rd building on the right hand side.

MEASUREMENTS:

Lounge: 13'0 x 13'0 (3.9m x 3.9m)

Kitchen: 12'11 x 6'5 (1.9m x 3.9m)

Bedroom 1: 12'7 x 10'5 (3.8m x 3.1m)

Bedroom 2: 10'0 x 9'11 (3.0m x 3.0m)

Bedroom 3: 11'10 x 7'7 (3.6m x 2.3m)

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

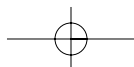
Band 'D' - £1,128.00

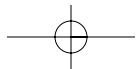
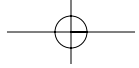
REF:

KMcL/S3016

HOME REPORT:

A Home Report is available for this property.







DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

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