



4 Champfleurie Mews, Linlithgow,
West Lothian
EH49 6NJ



Stunning four bedroom beautifully upgraded steading conversion

 4 Bed  2 Bath  2 Reception

A stunning and beautifully upgraded steading conversion with private garden and three private parking spaces. The property is located close to the village of Bridgend and within easy reach of Linlithgow and the M9 to Stirling and Edinburgh. Internally the property is in superb decorative order and offers flexible family accommodation over two floors extending to approximately 1923 Square Feet. The front door gives access to the hallway which has a store cupboard containing the boiler. Off the hallway is a useful WC. The hallway also gives access to the utility room and to a study, playroom or TV room. Of particular note is the magnificently proportioned open-plan kitchen, dining and sitting room which is flooded in natural light due to the extensive glazing to the front and rear. The room also benefits from a wall-mounted wood burning stove. The kitchen is well-equipped and contains a fridge/freezer, dishwasher, electric oven and induction hob, whilst there is a washing machine, tumble dryer and Belfast sink in the utility room. Upstairs are four double bedrooms, with the principal bedroom benefitting from an en-suite shower room. A stylish family bathroom completes the internal accommodation. There is a resident's association to which the owners contribute approximately £350 per annum.

Offers Over £475,000

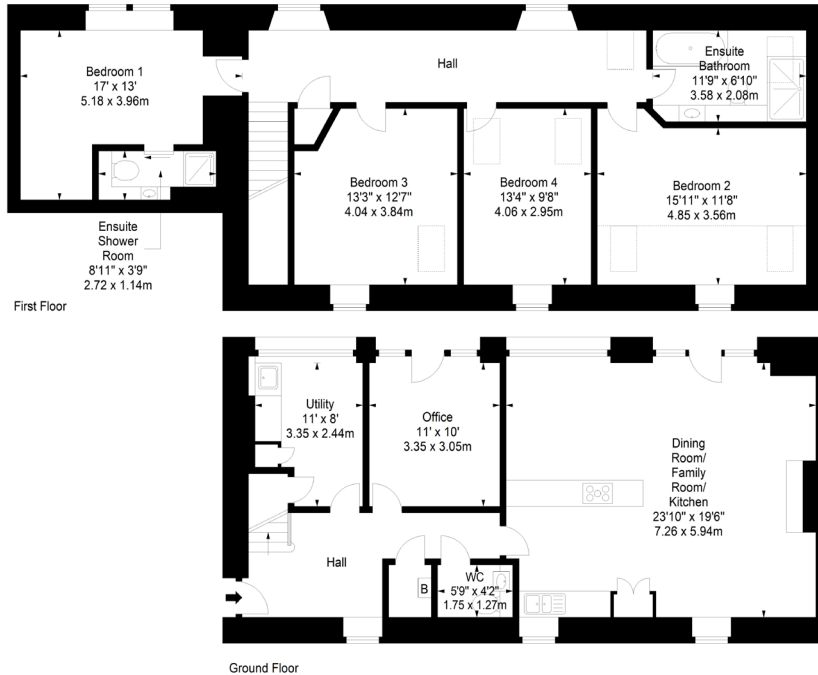
Features

- Stunning “B”-listed steading conversion
- Good transport links
- Impressive open-plan sitting/dining/kitchen area
- Principal bedroom and en-suite shower room
- Three further double bedrooms
- Study or Bedroom 5
- Utility room
- Bathroom
- WC
- Private rear garden
- 3 private parking spaces
- Gas central heating
- Double glazing
- EPC Rating C

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Approx. Gross Internal Area
1923 Sq Ft - 178.65 Sq M
For identification only. Not to scale.
© SquareFoot 2026



The historic town of Linlithgow is well placed for the commuter having a mainline railway station travelling to Edinburgh and Glasgow, and the M9 gives access to central Scotland. For the family, there are primary and secondary schools, leisure, recreation and shopping facilities. Outdoor enthusiasts can enjoy numerous walks around the town and surrounding areas, Linlithgow Palace and Loch, while golfers can enjoy a game on the fairways at Linlithgow Golf Club

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.