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B Hillhead Cottage, Avonbridge, FK1 2NL

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Hillhead Cottage, Avonbridge

Proudly positioned on the outskirts of Avonbridge and surrounded by open countryside, this deceptively spacious three-bedroom mid-terrace cottage offers a comfortable, peaceful, and bright home.

With a tasteful neutral palette and handsome wooden flooring, the charming property provides an enviable blank canvas in which to create a home in the buyers' style. Accommodation includes a light and airy living room with a large portrait window allowing for countryside views. A kitchen boasting integrated appliances, and metro tiling; three generous and light-filled double bedrooms; a thoughtfully designed loft conversion offering a variety of uses; and a classically styled family bathroom complete with a bath and separate shower enclosure. The property also features a substantial, multipurpose outbuilding/garage that can accommodate 2 vehicles.

Its idyllic location in the heart of Central Scotland also means that beautiful open green spaces such as Muiravonside Country Park and the picturesque Linn Falls are moments away.

What's special about this house

- Deceptively spacious three-bedroom mid-terrace cottage with a thoughtfully designed loft conversion and gardens, set in a semi-rural countryside location.
- Living room with a warm interior of handsome wooden flooring, six-panel oak door, and a log-burning stove. A large picture window allows for plentiful natural light and panoramic countryside views.
- Kitchen with a dual-aspect and rear garden access. Light oak-effect wall and floor units complement black quartz-effect worktops and a white metro tiled splashback. Integrated appliances include a gas hob and oven.
- Versatile loft conversion complete with carpeting, ambient lighting, Velux windows, and eaves storage, perfect as a home office/family room.
- Small gated front garden and rear garden with drying green and decking. There is adequate private parking for up to four cars.



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Location and Amenities

- Avonbridge Village has a public park with sports pitches, a play area, pump track, and basketball courts, a post office, and a local convenience store.
- A peaceful and semi-rural village setting near to the bustling towns of Linlithgow (7 miles), and Falkirk (6 miles).
- Linlithgow and Falkirk boast a variety of stores, supermarkets, bars, and restaurants along with leisure facilities including a swimming pool and fitness classes.
- Great commuting links with easy access to Edinburgh (27 miles) and Glasgow (25 miles).
- Excellent rail links to Edinburgh and Glasgow via the stations at Linlithgow and Falkirk.
- Edinburgh International Airport is just 20 miles away.
- Muiravonside Country Park, Beechraigs Country Park, and the Linn Falls and River Walk are all within easy reach.
- Close to an array of leisure activities such as The Mariner Leisure Centre, The Falkirk Wheel, Linlithgow Palace, and renowned golf clubs including The Braes Centre and Falkirk Golf Club.



Dimensions:

Ground Floor –

Living Room	4.02 x 3.80 m
Kitchen	5.72 x 3.99m
Bedroom 1	4.02 x 3.78m
Bedroom 2	3.78 x 2.88m
Bedroom 3	4.89 x 3.04m
Bathroom	2.84 x 2.63m

Loft –

Loft Room	6.66 x 6.31m
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Extras

All flooring covering, light fittings, blinds, curtains, oven/hob are included.

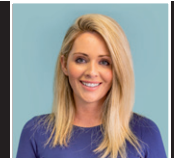
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“Situated on the outskirts of Avonbridge, this spacious 3-bedroom cottage offers countryside views and convenient access to local amenities.”

Home Report valuation	£225,000
Internal floor area	151m ²
School catchment	Westfield and Avonbridge Primary School and Linlithgow Academy.
Council tax band	Band C
EPC band	Band F
Train station	Armadale 4.6 miles Blackridge 4.9 miles Polmont 5.1 miles

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Pioneers in Property



Natasha Fontaine
Property Manager