

# 10 Dovecot Park, Linlithgow

West Lothian





*Collection*

WELCOME TO  
**10 Dovecot Park, Linlithgow**

*NEW PRICE - Rarely available to the market this highly appealing detached home enjoys a prime, extended plot located in a very private cul-de-sac setting, in the popular area of Springfield, Linlithgow. This attractive, move-in condition home offers comfortable and flexible living accommodation with mature landscaped front and rear gardens, conservatory, and single garage. Springfield Primary school, Dovecot play park and local shopping are only a short distance from the property.*



4 Bed | 2 Bath | 138m2

# THE HOUSE

The internal accommodation comprises; hallway, lounge, kitchen, dining room, office, conservatory, and downstairs WC with the first floor offering four bedrooms, and a family bathroom. There is generous storage throughout. Warmth is provided by gas central heating and double glazing.

10 Dovecot Park, is located within 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 an extremely 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.



A photograph of a well-maintained garden. In the foreground, there's a raised garden bed with wooden log borders, filled with green leafy plants and tall grasses. A large, vibrant green lawn occupies the middle ground. In the background, a wooden fence with a bamboo screen runs along the perimeter. A large, mature tree stands on the left, and a glass greenhouse is visible in the center. To the right, there's a wooden play structure and a water feature. The sky is blue with scattered white clouds.

## STRIKING IMPRESSIONS

*The superb gardens will appeal to all members of the family. Thoughtfully landscaped with a good mix of plants and shrubs, there is a large decked area for outside entertaining and the garden is fully enclosed offering extra privacy.*

# THE HEART OF THE HOME





# A CLOSER LOOK









**HALLIDAY**  
H O M E S

---

*Collection*

**ALL ENQUIRIES**

Halliday Homes

Telephone: +44 (0)1786 833811

Email: [info@hallidayhomes.co.uk](mailto:info@hallidayhomes.co.uk)

Website: [hallidayhomes.co.uk](http://hallidayhomes.co.uk)

 OnTheMarket.com

**rightmove** 

 The Property  
Ombudsman