

# OCHILVIEW, 4 KILDIMMERY, LINLITHGOW

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A home with tranquillity and a dedication to effortless entertaining

# A home with tranquillity and a dedication to effortless entertaining

Ochilview is a home designed for the enjoyment of all life has to offer when you're in your own tranquil space, spending time with friends and family with ease and comfort. Arranged in three large wings, the number and configuration of rooms offers extremely flexible scope for family living and entertaining. Along with a stunning garden room and outdoors spaces, there are both formal and casual areas for all of life's moments - the grand and the simple.



A substantial executive home, it's one of only four houses in an exclusive development near the

historic town of Linlithgow, within the catchment area of the sought-after local Academy. Linlithgow has a thriving traditional high street with excellent restaurants, wine bars and independent boutiques, and a lively calendar of social and cultural events. Nearby there is a golf course, Bective Country Park and with nature on the doorstep, many other opportunities for outdoor leisure pursuits.

The vista of the Ochils across the Forth serves as a constant reminder of the beauty of this central Scotland location; a day in those hills, or the Trossachs, is a short drive from home while the buzz of the cities of Edinburgh and Glasgow is within easy reach via motorway and rail. Edinburgh airport, with national and international flights, is just 11.5 miles away.



## A layout that works for all of life's moments

The luxuriously ample space on the ground floor comprises broadly two wings on either side of the central entrance area. On one side there are open plan casual family kitchen, dining and living areas; on the other side the more a formal layout with separate lounge and dining rooms. A fully thought-out garden space with a luxury garden cabin, and a series of auxiliary rooms, means Ochilview offers everything you need to relax, work, exercise, play, party and more.



## Key features:

- Substantial executive home in excellent central location with view to the Ochils
- Large private garden with luxurious garden room, putting green and hot tub
- 5 public rooms
- Open plan kitchen, dining and family area
- Master bedroom with en-suite and walk-in wardrobes
- 4 further bedrooms, 2 with en-suite
- Field adjacent is included in the sale
- Excellent transport links
- Close to all local amenities

# Spaces for gathering

Step through the arched double front door and into the porch, where marquetry flooring is a design touch that hints at the luxurious intent of this home.

The space immediately opens into an entrance hall that extends up to the full height of the second floor ceiling, creating a bright and airy entrance on a grand scale. Feature windows made up of individual squares are arranged vertically the full height of the two floors, and stunning light fittings take over the illumination when the sun fades. You immediately feel welcomed and refreshed by the space

and the crisp white walls. This décor forms the backdrop to every room in the home, giving a beautiful, simple cohesion to the different areas.



The formal lounge is bathed in light from windows on three sides. Sit back with a dram and conversation beside the stone fireplace here, regardless of

what's going on in the rest of the house; or push the furniture back and turn the music up, there's plenty of space to dance on the wooden floor here.

The separate dining room faces the rear garden and opens onto a deck via bi-fold doors. A section of the deck is sheltered veranda-style and surfaced with the same grey slate floor tiles as the dining room, so when the doors are thrown fully open it blends into one and flows seamlessly into the garden. With the secluded rear garden facing onto the field behind the house, there is total peace and privacy here.

A further room in this wing, currently used as a TV room, would work equally well as a games room, library, study, music room, or even extra guest accommodation.



# Spaces for relaxing

This area is all open plan and has a distinctly relaxed feel. It comprises the kitchen, breakfast room and family room, all of which are very generously sized. There are no doors dividing the rooms here; this is where you prepare food together, relax and share time at the end of the day. The breakfast room overlooks the front of the house as the sun rises in the morning, while the family room has full height patio doors opening onto another deck in the back garden.

These areas flow through to the kitchen which is fitted with gloss white units and a large central island. The luxury of space allows for people to hang out in the kitchen whilst there is still plenty of room at the cooking end of the island, with its Elica induction extractor hob - an appliance of

choice for those serious about food preparation and easy cleanup. A Neff oven and microwave are integrated, as is the dishwasher and fridge.

From the master bedroom upstairs, enjoy the peaceful vista of the Ochils

that gives the home its name. The master suite has a large bathroom and walk-in wardrobes, and a smaller bedroom in this wing currently serves as a dressing room for the master suite.

Each of the other three double bedrooms has different characteristics. Two have en-suites with dramatic black gloss walls and large showers, and all have built-in storage,



# A dedication to outdoors living

In true dedication to party facilities the current owners installed a stunning, luxury garden room. It includes a lounge with bar, a bathroom, and a further separate room. It has a covered veranda, with hot tub. While it could be used for many things,

including a studio-based business, it has proved to be a fantastic space for large parties.

A typically unique and fun Ochilview touch, there is a

putting green in the garden – a wonderful way to spend quality time together outdoors, not to mention improving your game!

The garden surrounds the house on three sides and is designed to be enjoyed all year round. Catching the afternoon and evening sun, the decks are perfect for outdoors dining, while mature plantings soften the back fence. The field to the rear is included in the sale, offering total privacy at the rear of the property.



# The satisfaction of an organised home

Copious storage spaces are discretely incorporated in every area of the house. Whatever your family's hobbies, sports or holiday gear, it can all be neatly and effortlessly stored and organised for easy access. Even the loft is partially floored and could be used for more storage, or converted into another room.

In the laundry adjacent to the kitchen, besides the appliances there is a wine fridge which is included in the sale, plenty of cupboards and space where the current owners have an additional fridge/freezer, making bulk buying or party-food planning a breeze.

The home's integrated garage has been converted into a gym, with a bright light-filled office above it.

## Location and Amenities

- Linlithgow is a thriving town with shopping, social, sport and leisure facilities
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (21 miles), Glasgow (29 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Linlithgow station (1.2 miles)
- National and international flights from Edinburgh Airport – just 11.5 miles away
- Beecraigs and Muiravonside country parks are a short drive away



## Key information

Home Report valuation: **£1.1m**  
Council Tax Band: **Band H**  
EPC Rating: **Band E**  
School catchment: **Linlithgow Primary**  
**St Josephs Primary**  
**Linlithgow Academy**  
**St. Kentigerns Academy**  
**Linlithgow**

Train Station:

### Extras

Floor coverings, Light fittings, window coverings, integral appliances in kitchen, wine fridge in utility room and hot-tub.

### Dimensions

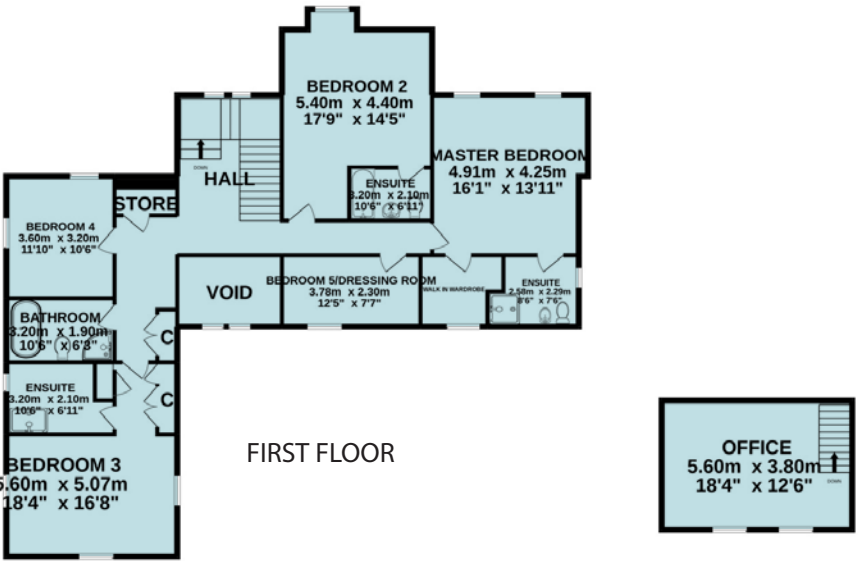
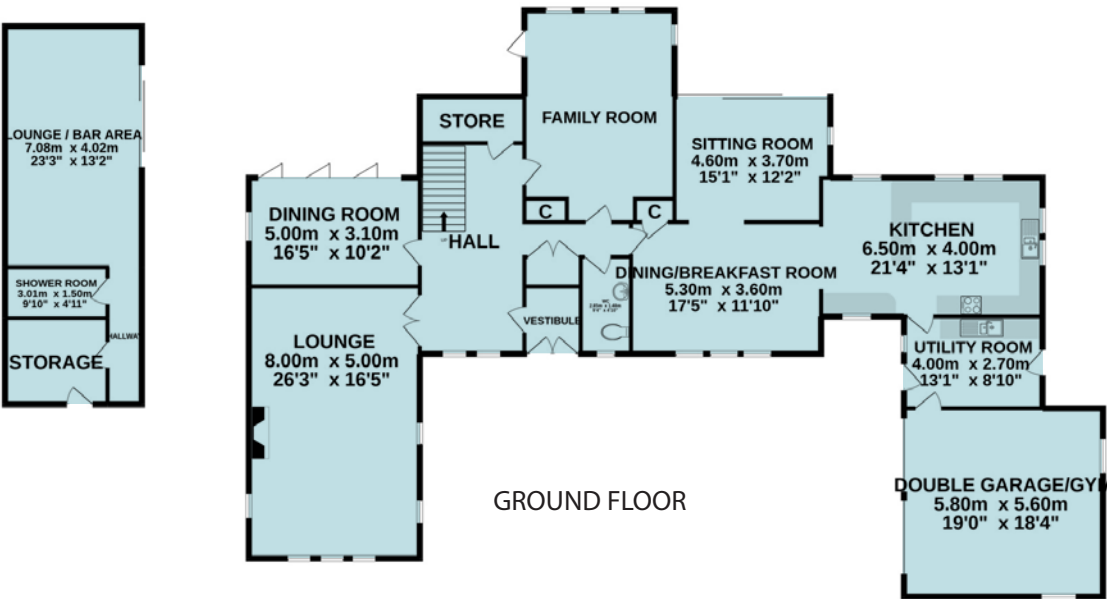
#### Ground Floor

Lounge 8.0m x 5.0m  
Dining Room 3.1m x 5.0m  
Family Room 6.2m x 4.4m  
Kitchen 6.5m x 4.0m  
Dining/Breakfast Room 5.3m x 3.6m  
Sitting Room 4.6m x 3.7m  
Utility Room 4.0m x 2.7m  
Double Garage/Gym 5.8m x 5.6m  
WC 2.3m X 1.7m

#### First Floor

Master Bedroom 4.91m x 4.25m  
En-Suite 2.58m x 2.29m  
Bedroom 2 5.4m x 4.4m  
En-Suite 2.5m x 1.8m  
Bedroom 3 5.6m x 5.07m  
En-Suite 3.2m x 2.1m  
Bedroom 4 3.6m x 3.2m  
Bedroom 5 / dressing Room 3.78m x 2.3m  
Bathroom 3.2m x 1.9m  
Office (over garage) 5.6m x 3.8m

## Floor plans



## OCHILVIEW, 4 KILDIMMERY, LINLITHGOW

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