



Kahlivar, Wester Gormyre

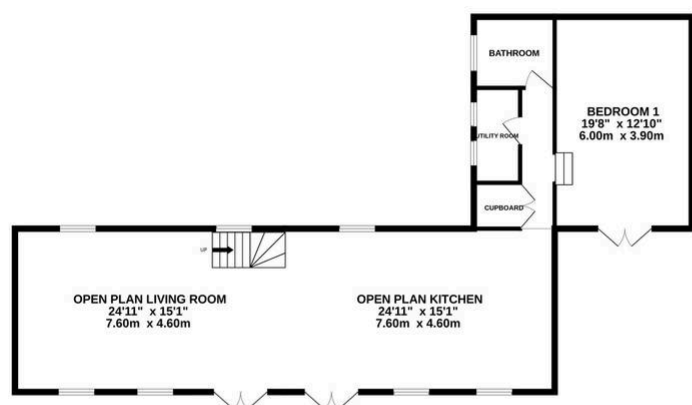
Offers over: £565,000

Idyllic Semi Rural Location between Linlithgow and Bathgate • Approx Half an Acre of Land • Stunning Open Views
• Open Plan Living • Home Report Value £575,000 • 174m²

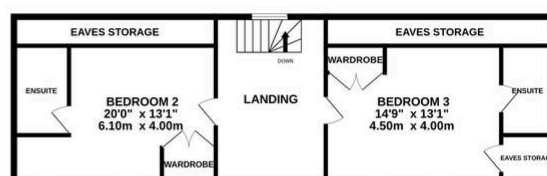




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kahlivar is a beautifully converted one-and-a-half storey stone link detached home set amidst open countryside on the edge of Torphichen, while remaining conveniently placed for Linlithgow and its wide range of amenities. Dating back approximately 200 years and thoughtfully converted around 15 years ago, Kahlivar successfully blends traditional character with modern living. The accommodation extends to approximately 174m² and is both well balanced and flexible. The ground floor comprises a generous open-plan living, dining and kitchen area, a useful utility room, family bathroom, and a ground floor bedroom, ideal for guests or those seeking single-level living. On the upper floor, there are two further well-proportioned bedrooms, each benefiting from their own ensuite shower room.

The property benefits from double-glazed timber windows, LPG-fired central heating, and a wood-burning stove, which adds warmth and character to the living area. The house enjoys excellent natural light and attractive open aspects across the surrounding countryside.

EPC Rating: D