



Ochilcoed, Ochiltree

Linlithgow

Offers Over £625,000

# Ochilcoed

Ochiltree, Linlithgow

Occupying a generous private plot is the highly desirable Ochiltree, Linlithgow, this outstanding detached residence represents a remarkable blend of traditional character and contemporary design. Originally a charming stone built cottage, the property has been significantly reimagined and extended to create an exceptional family home of considerable scale, where striking modern architecture sits seamlessly alongside the original period building.

The result is a home of real individuality, offering over two distinct eras of design within a single residence. The original cottage retains its warmth, character and timeless appeal, while the impressive modern extension introduces dramatic living spaces, extensive glazing and an abundance of natural light, creating a home perfectly suited to modern family life.

At the heart of the property lies a spectacular open plan kitchen, dining and family space. Beautifully designed and finished, the kitchen centres around a substantial island and offers extensive storage, generous work surfaces and ample space for both everyday living and entertaining. Large rooflights and glazed doors flood the room with natural light, while the open plan layout creates an effortless flow between cooking, dining and social spaces.

A few steps lead to the magnificent principal living room, undoubtedly one of the home's standout features. Exceptional in both scale and design, this stunning space enjoys floor to ceiling glazing and a striking garden room extension which draws the outside in and creates a seamless connection with the surrounding grounds. The contemporary feature fireplace forms an impressive focal point, while the generous proportions provide flexibility for both family living and large scale entertaining.

The accommodation extends to four well proportioned double bedrooms. The principal bedroom enjoys a luxurious feel, enhanced by a dramatic picture window which frames views across the surrounding landscape while filling the room with natural light. The en suite shower room has been finished to an exceptional standard, creating a luxurious, spa inspired space. Contemporary large format tiling is complemented by a sleek walk in shower enclosure, stylish floating vanity unit and designer heated towel rail. A freestanding bath provides an elegant focal point, while high quality fixtures and fittings throughout enhance the room's sophisticated finish.



Thoughtfully designed and beautifully presented, it offers a perfect blend of luxury and practicality. The remaining bedrooms are all great sized doubles, offering excellent versatility for growing families, guests or those requiring dedicated home working space with an abundance of options for integrated storage and free standing furniture.

The stylish shower room has been finished to an exceptional standard, featuring contemporary large format tiling and a sophisticated modern design. A generous walk in shower with glazed screen and premium fittings is complemented by a sleek vanity unit with integrated wash hand basin, illuminated mirror and concealed storage. Completing the room is a contemporary WC and heated towel rail, creating a practical yet luxurious space perfectly suited to modern living.

Externally, the property is equally impressive. Set within extensive private grounds, the gardens provide a wonderful sense of space and seclusion. Expansive lawns, mature planting and established boundaries create a peaceful setting that complements the home's unique architecture. The generous plot offers endless possibilities for outdoor entertaining, family enjoyment and further landscaping, while the private position enhances the feeling of exclusivity rarely found in modern homes.

Combining the charm of a traditional stone cottage with the ambition and style of a contemporary architectural extension, this is a truly distinctive home offering exceptional living space, outstanding design and a lifestyle opportunity seldom available within such a sought after location near Linlithgow.

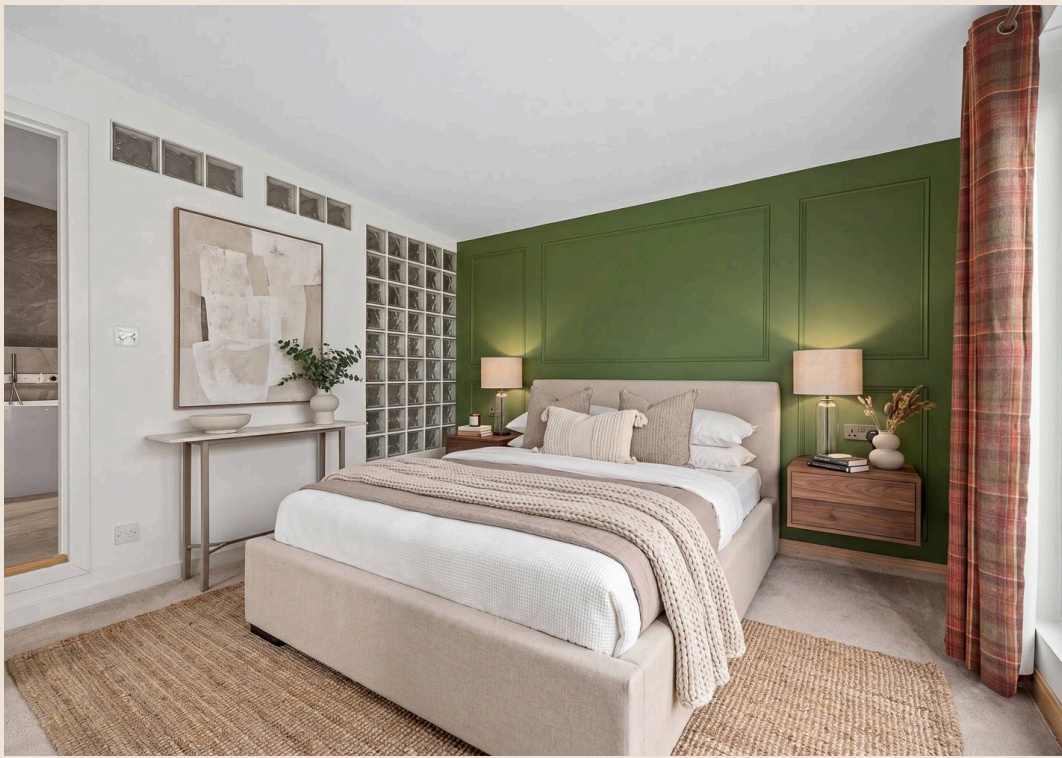
Home Report Value- £650,000

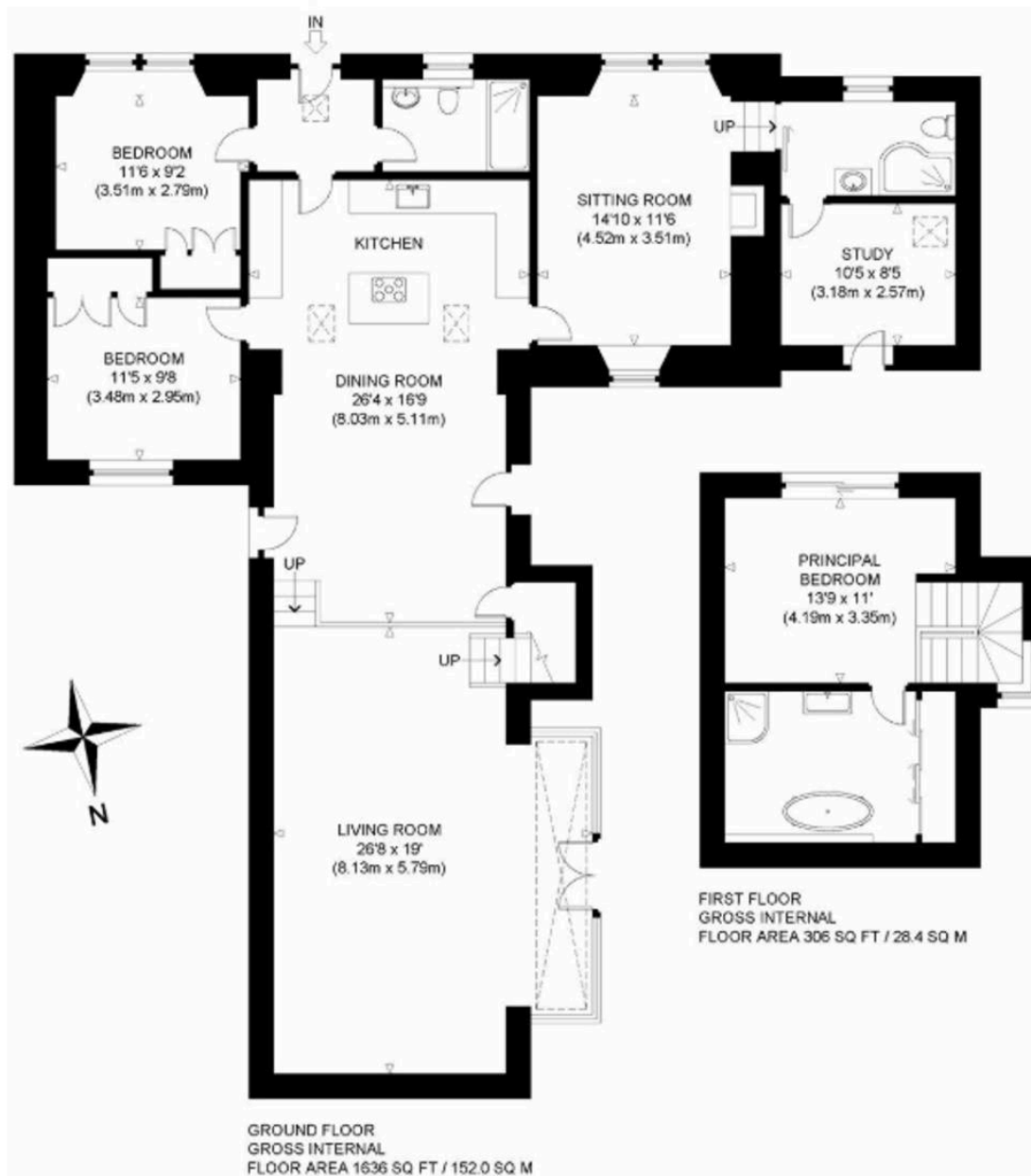
EPC - E

Council Tax Band - F

Square Ft-1787 / 166m<sup>2</sup>







OCHILCOED  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1942 SQ FT / 180.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)