



- 4 Bed Detached House
- Semi Rural Setting Close to Linlithgow
- Desirable Locale
- Existing Kennel Facilities
- House in Need of Modernisation
- Large Plot with Development Potential

Alba Property View ...

Fantastic opportunity to develop a fantastic family home with a rural business.

**Thorn House, The Loan, Muiravonside,
Linlithgow, EH49 6LW**

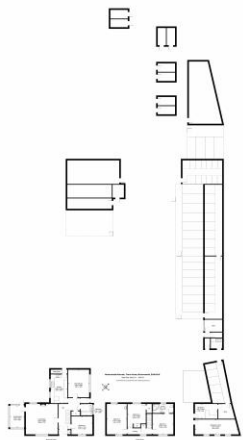
Offers Over £250,000



Alba Property are delighted to bring to market this 4 bed detached property in a rural setting close to Linlithgow. The site has been used to run a Dog Kennel Business up until 2023 and the kennels are still fully functional although the business has stopped trading. The house itself is a large detached property with 4 Bedrooms, 1 ensuite, 1 family bathroom, Kitchen, Livingroom , Dining Room and Conservatory . The property is now in need of complete modernisation.

Exterior

The property is flanked on all sides by open countryside . The kennels and other outbuildings are included in the sale.



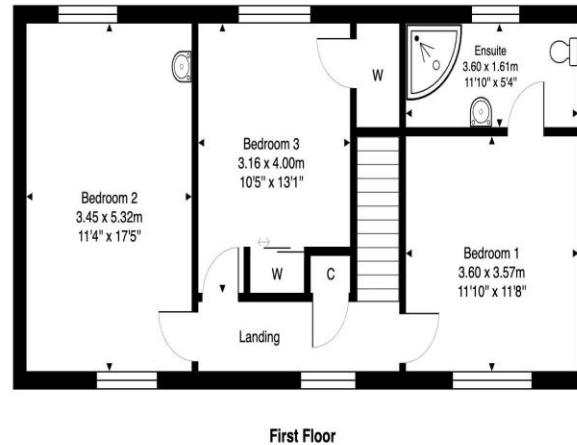




Muiravonside Kennels, Thorn House, Muiravonside, EH49 6LW

Total Area: 171.7 m² ... 1848 ft²

All measurements are approximate and for display purposes only.



Extras (Included in Sale)

The property is being sold with the outbuildings which have been used as part of the dog Kennel business. The plot is approximately 1 acre and could be developed further subject to Planning Applications.

Area

Muiravonside is a semi-rural location on the verges of Linlithgow which is an attractive and busy local town with all the amenities you might need. There is easy access closely to the M9 motorway and the train station in Linlithgow provides regular services to Edinburgh and Glasgow.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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Our Guarantee – No Sale, No Fee.**

