

37 MANNERSTON HOLDINGS

LINLITHGOW, FALKIRK



Galbraith

37 MANNERSTON HOLDINGS, LINLITHGOW, FALKIRK

Original smallholding in rural setting with views towards
the Firth of Forth

Blackness 1.0 miles ■ Linlithgow 4.8 miles ■ Edinburgh 16 miles

- 1 reception room. 3 bedrooms
- Located in a gorgeous rural setting
- Commanding views over the Firth of Forth
- Good access to nearby road and rail networks
- Useful outbuilding/workshop
- In need of modernisation internally

About 0.13 Ha (0.33 Acres)

For Sale as a Whole

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com

 **OnTheMarket**



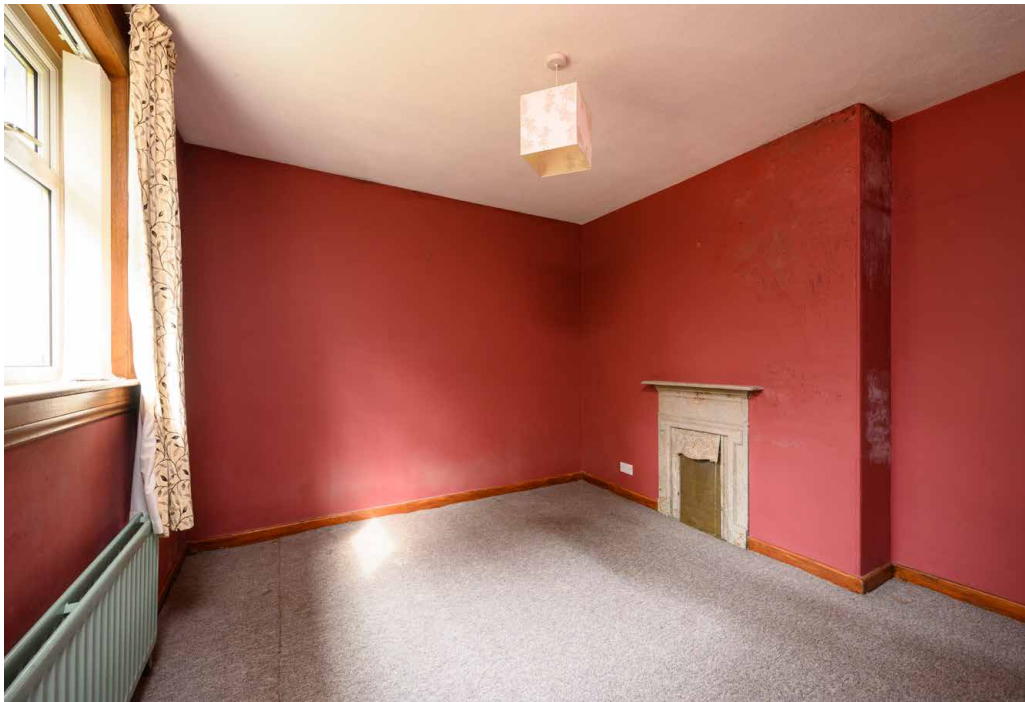
SITUATION

Mannerston Holdings lie to the east of Cauldcoats Holdings, a half-mile south of Blackness and 3 miles northeast of Linlithgow.

The small village is dominated by Blackness Castle, situated on a promontory overlooking the bay. The castle was both a residence and a prison before passing to Crown ownership in 1453. The castle is now under the care of Historic Scotland and has been used as a setting for several films including Hamlet, and the BBC production of Ivanhoe. The House of Binns, home to the Dalyell family for over 400 years, now owned by the National Trust for Scotland is within view of Mannerston Holdings and is another popular point of local interest. There is also an established yacht club in Blackness.

Blackness is a charming village with an established community and thriving primary school. A school bus travels to Linlithgow for senior schooling and there are a number of Edinburgh private schools within commuting distance. Local amenities can be found in nearby Linlithgow, including national retailers, independent stores, restaurants, bars, library and recreation parks. There are a wealth of outdoor pursuits to be enjoyed from the property; walking, cycling, yachting, and horse riding.

The property is only 5 minutes from the motorway network. It is close to rail links in Linlithgow (main line services to Edinburgh and Glasgow) and with a regular bus service to the village, access to Edinburgh or Glasgow and local attractions in Linlithgow, South Queensferry and Bo'ness, the property is extremely well placed.



DESCRIPTION

37 Mannerston Holdings is a delightful property in a much sought after location, accessed via private gates and driveway. The property itself is of traditional brick construction with a render exterior under a pitched tiled roof. 37 Mannerston Holdings is set out over one level and provides accommodation as follows: Entrance Hall, Lounge, Kitchen, Bathroom and 3 Double Bedrooms, further details can be found on the floor plans contained within these particulars.

GARDEN (AND GROUNDS)

Set within mature gardens, mainly laid to lawn bound by fencing. The garden features a tree lined orchard with pear, apple, and plum trees as well as several berry bushes. At the bottom of the garden a timber hide offers stunning views over the Firth of Forth.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|-------------|----------|-------------|-------------|-----|-----------|--------|
| Mains | Mains | Septic Tank | Freehold | Stove fired | Band D | G09 | CTTC | YES |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The purchaser will have a right of access over the field to the north to access the septic tank

POST CODE

EH49 7ND



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/views.reworked.aliens>

SOLICITORS

Liddle and Anderson, Bo'ness, 2 Market Street, Bo'ness, EH51 9AD

LOCAL AUTHORITY

Falkirk Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

GUARANTEES

A guarantee is available following recent repair work to the roof, please ask agent for more details.

VIEWINGS

Strictly by appointment with the Selling Agents.

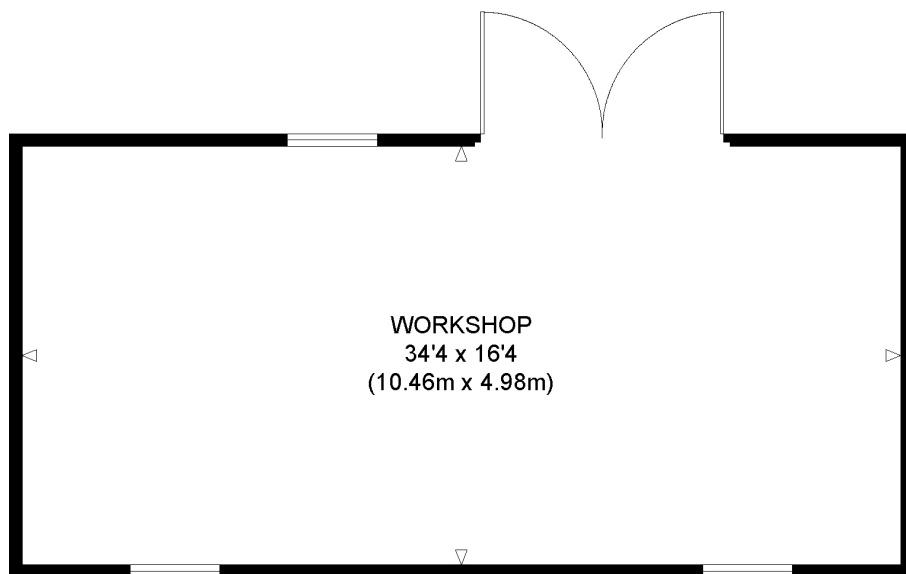
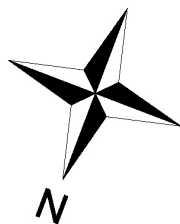
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

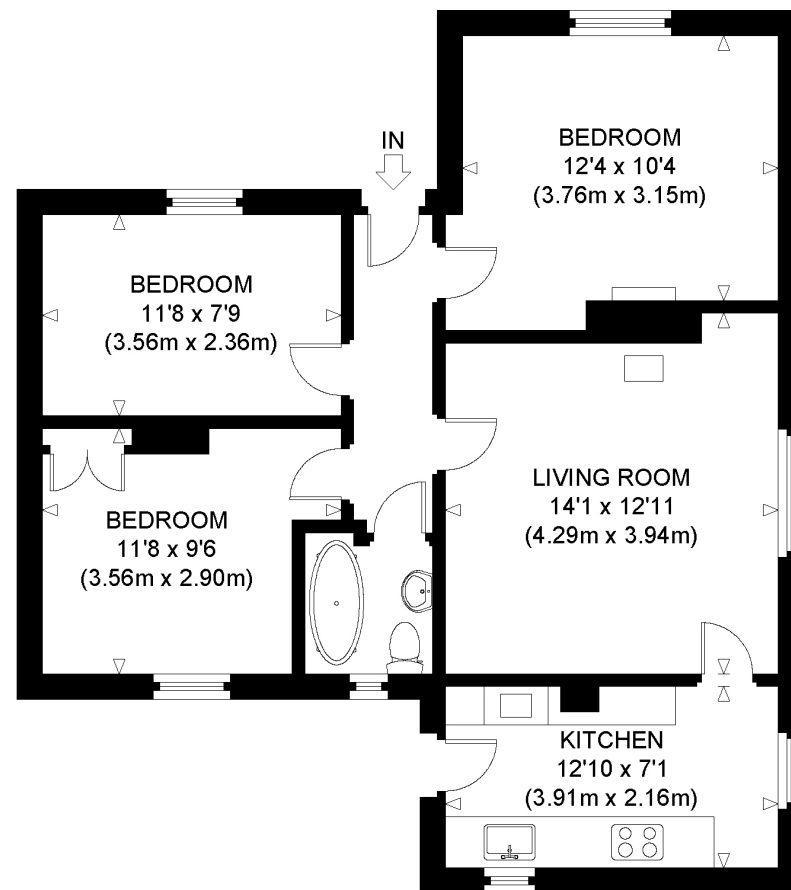
Failure to provide required identification may result in an offer not being considered.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 561 SQ FT / 52.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 700 SQ FT / 65.0 SQ M

MANNERSTON HOLDINGS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 700 SQ FT / 65.0 SQ M
EXTERNAL WORKSHOP AREA 561 SQ FT / 52.1 SQ M
TOTAL COMBINED FLOOR AREA 1261 SQ FT / 117.1 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.



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