

2 The Sidings

LINLITHGOW, EH49 6LQ



This magnificent bespoke five-bedroom detached house enjoys a half-acre plot in The Sidings, a private development of four similar houses set on a 4.6-acre site



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McEwan Fraser is delighted to present this magnificent bespoke five-bedroom detached house to the market. The property enjoys a half-acre plot in The Sidings, a private development of four similar houses set on a 4.6-acre site that includes two acres of private woodland. The property represents the epitome of modern living with huge levels of natural light and flexible living space that can be adapted to suit individual tastes and needs.

THE KITCHEN/LIVING /DINING ROOM



The centrepiece of the house is a magnificent open-plan living, dining, and kitchen area that boasts a vaulted ceiling and cathedral-style windows that flood the house with natural light. The main living space features a modern wood-burning boiler stove which creates a beautiful natural focal point and significantly reduces your dependence on gas by providing cost-effective heating and hot water in the winter months if you choose to use it. There is ample space for different furniture arrangements which will give a new owner endless flexibility to create their ideal entertaining space.



The stylish kitchen includes a generous range of base and wall-mounted units which are supported by a central island. The units are topped by wooden worksurfaces and provide a huge amount of prep and storage space for the aspiring chef. There are a range of integrated appliances including two ovens, an induction hob, dishwasher and full height fridge as well as a separate full height freezer. Laundry facilities are in an attached utility room which also provides further storage and worksurface space.



The accommodation on the ground floor also includes two of the five double bedrooms and a ground-floor WC. One of the bedrooms is currently used as a media room, and with its external door would allow the space to be used as an annex. The other bedroom is used as a studio space, underlining the inherent flexibility of the design of this house. The WC adjacent to these bedrooms is fully plumbed for conversion to a shower room if needed.

THE GROUND FLOOR BEDROOMS & WC



Climbing the stairs, you will find yourself on a mezzanine landing that overlooks the main living space. The landing has ample space for further seating and a workspace. The landing has the master suite to one side and the second and third bedrooms at the other end which affords the master a degree of privacy. The master bedroom is a very spacious double that has two integrated wardrobes and plenty of space for a full suite of freestanding bedroom furniture. It also enjoys a large en-suite bathroom which is partially tiled and boasts a double bath, dual sinks, and a separate shower. The second and third bedrooms are further large doubles with integrated wardrobes. Accommodation is completed by a large shower room which is partially tiled.

THE MEZZANINE, UPPER BEDROOMS & SHOWER ROOM



the epitome of modern living with huge levels of natural light and flexible living space



THE MASTER BEDROOM & EN-SUITE



The property has been designed to be very energy-efficient to reduce running costs to a minimum. The property has an LPG heating system but to reduce reliance on this system, the wood-burning stove provides a cost-effective alternative to gas in the winter months. To complement this, the house has been fitted with a high-quality air filter and heat recovery system that removes heat from stale air from your house and replaces it with warm filtered fresh air. Mechanical ventilation heat recovery (MVHR). The house is also triple-glazed and has south-facing array of solar panels which could be further extended.

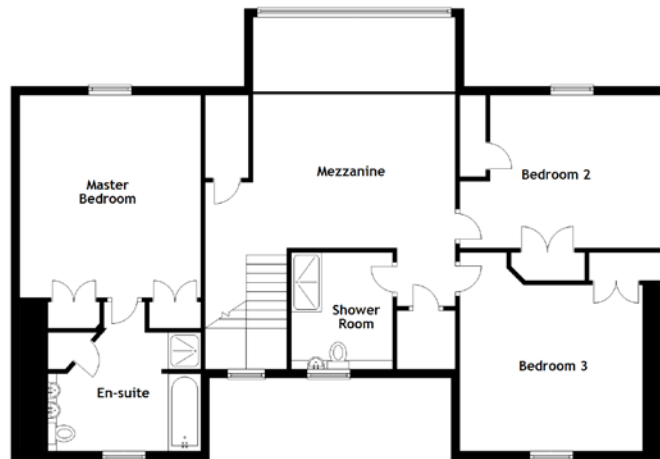
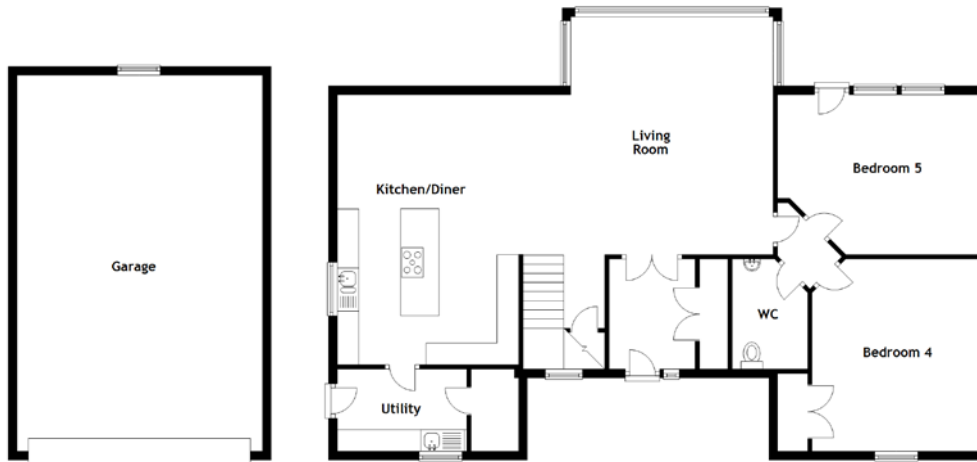
Externally, the property has a large multi-car driveway that leads to a substantial detached garage. Doors from the living area open directly onto a large patio and a substantial rear garden. The garden is enclosed by a timber fence and looks onto woodland at the rear of the property. There is plenty of potential for extensive landscaping.

This is a magnificent property and viewing is essential to fully appreciate both the unique position of the property and the quality on offer within.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

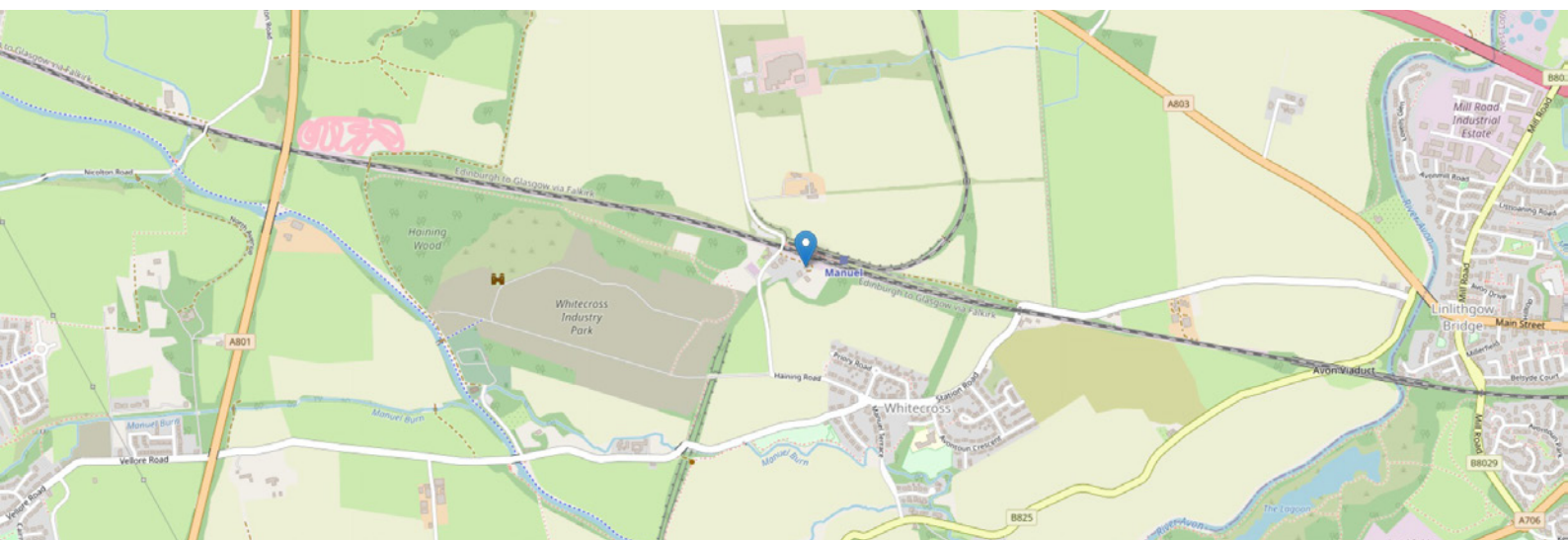


Approximate Dimensions (Taken from the widest point)

| | |
|---------------|--------------------------------|
| Living Room | 5.80m (19'1") x 5.50m (18'1") |
| Kitchen/Diner | 6.25m (20'6") x 4.20m (13'10") |
| Utility | 3.00m (9'10") x 1.90m (6'3") |
| WC | 2.55m (8'4") x 1.75m (5'9") |
| Bedroom 4 | 4.45m (14'7") x 3.90m (12'10") |
| Bedroom 5 | 4.70m (15'5") x 3.70m (12'2") |
| Mezzanine | 5.80m (19'1") x 4.90m (16'1") |

| | |
|----------------|--------------------------------|
| Master Bedroom | 4.70m (15'5") x 4.20m (13'10") |
| En-suite | 3.55m (11'8") x 3.55m (11'8") |
| Bedroom 2 | 4.70m (15'5") x 3.55m (11'8") |
| Bedroom 3 | 4.60m (15'1") x 4.25m (13'11") |
| Shower Room | 2.70m (8'10") x 2.35m (7'8") |
| Garage | 8.70m (28'7") x 5.70m (18'8") |

Gross internal floor area (m²): 215m²
EPC Rating: B



THE LOCATION

The Sidings is a small private development set with the semi-rural Muiravonside heartlands on the edge of Linlithgow. Steeped in history, The Royal Burgh of Linlithgow, the birthplace of Mary Queen of Scots, is characterised by its 15th Century palace, majestically situated in the centre of Linlithgow, beside the 15th Century St Michael's Kirk, and overlooks the peel (park) and loch. The loch has been designated a Site of Special Scientific Interest.





Linlithgow boasts impressive amenities, including a modest retail park, supermarkets, a public library, a health centre, a leisure centre, pubs, and restaurants. The Union Canal, Linlithgow Loch, Beecraigs and Muiravonside Country Parks offer scenic walks, watersports, and other outdoor activities, while the town hosts several sports clubs. Approximately seventeen miles west of Edinburgh and thirty-six miles east of Glasgow, Linlithgow is an ideal commuter base and benefits from immediate access to the motorway and mainline rail links.



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