

# 10 The Glebe, Linlithgow

West Lothian







*Collection*

WELCOME TO  
10 The Glebe, Linlithgow

*Nestled in a peaceful cul-de-sac, this impressive, detached residence offers exceptional family accommodation over two floors. The property commands magnificent views of the southern hills and benefits from a beautifully orientated south-facing garden.*



5 Beds | 5 Baths | 296m<sup>2</sup>



# THE HOUSE

*This impressive property is thoughtfully arranged over two floors. Upon entering, you're greeted by a vestibule and welcoming reception hall on the ground floor. The downstairs level features a substantial drawing room, separate living room, dining kitchen, and separate dining room offering space for formal entertaining possibilities and a cosy snug. This level also hosts three generous double bedrooms, one enhanced by an en-suite shower room. A family bathroom, separate W.C., practical boot room and utility room complete the ground floor. The property's unique design incorporates two separate staircases, offering privacy and flexibility. The principal staircase ascends from the main hallway to a generous principal suite, while a second staircase leads from the living room to the fifth bedroom, complete with its own en-suite facilities.*

*The exterior is equally striking showcasing a beautifully maintained south facing, wrap around garden showcasing an array of mature shrubs and fruit trees and surrounded by stunning hill views creating an idyllic backdrop for outdoor living. An inviting paved patio area extends seamlessly from the drawing room, perfect for al fresco dining and entertainment. The garden also features a sunroom with an electricity supply, ideal for year-round enjoyment. Practical considerations are well met with a double garage and private driveway providing ample parking space.*





A photograph of a principal bedroom. The room features a large bed with a dark wood headboard, covered in a yellow duvet and a green quilted blanket. A colorful, abstract rug is on the floor. To the left is a large wooden wardrobe. The wall behind the bed is covered in a vibrant, floral and fruit-patterned wallpaper. A small framed picture hangs on the wall above the bed. To the right, there is a window with yellow curtains and a yellow armchair. A wooden desk with a white chair is in the foreground. A ceiling light fixture with three bulbs is visible.

## STRIKING IMPRESSIONS

*The expansive principal bedroom is a true retreat, featuring a dedicated dressing area complete with fitted wardrobes offering abundant storage.*

*Dual-aspect windows frame spectacular views of the hills and countryside beyond, while plush carpet and efficient heating ensure year-round comfort.*



THE HEART OF THE HOME









# A CLOSER LOOK











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### **ALL ENQUIRIES**

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