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Kettil'stoun Crescent, Linlithgow, EH49 6PR

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# 32



## Kettil'stoun Crescent, Linlithgow

Enjoying a peaceful position at the end of a cul-de-sac within an established Linlithgow development, this impressive four-bedroom detached villa offers exceptionally spacious and versatile accommodation, complemented by a beautifully private west-facing garden.

The ground floor comprises a generous lounge, separate dining room and an impressive open-plan kitchen and dining area leading to a bright conservatory overlooking the rear garden. A further versatile reception room, currently used as a home office, along with a utility room and WC, completes the accommodation on this level.

Upstairs are four generously proportioned double bedrooms, three of which benefit from fitted storage. The particularly spacious principal bedroom benefits from extensive integrated wardrobes and a large en-suite bathroom with both a bath and separate shower. A family shower room serves the remaining bedrooms.

Externally, the property benefits from a driveway, integral garage and a beautifully established west-facing rear garden offering excellent privacy. A substantial decked seating area with an electrically operated awning provides a wonderful space for outdoor dining and entertaining, while a garden hut provides useful additional storage.

### *What's special about this house*

- Substantial four-bedroom detached family home, offered to the market for the first time.
- Peaceful position at the end of a cul-de-sac within a spacious and established residential development.
- Impressive open-plan kitchen and dining area, providing a fantastic space for everyday living and entertaining.
- Generously proportioned lounge, separate dining room and bright conservatory overlooking the rear garden.
- Versatile additional reception room, ideal as a home office, playroom, games room or potential fifth bedroom.
- Particularly spacious principal bedroom with fitted wardrobes and a generous en-suite featuring both a bath and separate shower.
- Beautifully established, private west-facing rear garden with mature planting, substantial decking, electrically operated awning and garden hut.
- Driveway and integral garage offering convenient parking and additional storage.









## Location and Amenities

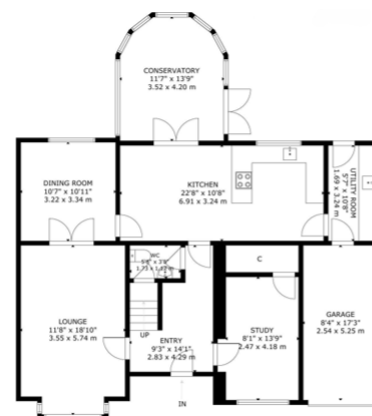
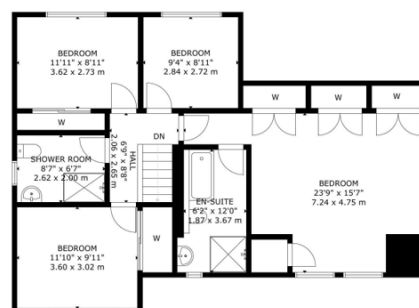
- Situated within the Linlithgow school catchment area, offering a choice of highly regarded primary and secondary schools.
- Linlithgow's historic High Street offers a fantastic selection of independent shops, cafés, bars and restaurants.
- More extensive shopping facilities are available in Falkirk and at The Centre in Livingston, approximately 20 minutes away, with Edinburgh's Gyle Shopping Centre around 25 minutes by car.
- Linlithgow Railway Station provides regular services to Edinburgh, with journeys taking less than 30 minutes. Convenient access to the M8 and M9 motorway networks also provides excellent connections to Edinburgh Airport and beyond.
- A fantastic choice of local leisure facilities, including two golf courses and a variety of sports clubs.
- Direct access to the Union Canal towpath, with nearby Beechraigs and Muiravonside Country Parks offering excellent walking, cycling and outdoor pursuits.

*"A much-loved family home offering exceptional space and flexibility, with a beautifully private west-facing garden and a peaceful setting in one of Linlithgow's most sought-after developments."*

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| Home Report valuation | £615,000                                        |
| Internal floor area   | 165m <sup>2</sup>                               |
| School catchment      | Linlithgow Primary School<br>Linlithgow Academy |
| EPC Rating            | Band C                                          |
| Council tax band      | Band G                                          |
| Train station         | Linlithgow                                      |

### Extras

All floor coverings (except conservatory rug), all light fittings, all blinds, integrated oven/hob, integrated dishwasher, washing machine, tumble dryer, integrated fridge/freezer, garden hut and awning included.



### Dimensions

#### Ground Floor

|              |              |
|--------------|--------------|
| Lounge       | 3.55 x 5.74m |
| Dining Room  | 3.22 x 3.34m |
| Kitchen      | 6.91 x 3.24m |
| Conservatory | 3.52 x 4.20m |
| Utility      | 1.69 x 3.24m |
| Study        | 2.47 x 4.18m |
| Garage       | 2.54 x 5.25m |

#### First Floor

|             |              |
|-------------|--------------|
| Bedroom     | 7.24 x 4.75m |
| En-suite    | 1.87 x 3.67m |
| Bedroom     | 3.60 x 3.02m |
| Bedroom     | 3.62 x 2.73m |
| Bedroom     | 2.84 x 2.72m |
| Shower Room | 2.62 x 2.00m |

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Lucy Forbes  
Property Manager

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