

THE SIDINGS

LINLITHGOW



In partnership with



ALL ABOARD

THE SIDINGS

EH49

Set within a highly accessible location, just a short walk from the train station and bustling high street, 'The Sidings' is your new destination for low carbon living in Linlithgow.

The development offers the opportunity to step off the fast-paced main line and embrace a relaxed lifestyle in one of central Scotland's most desirable places to live, all while being surrounded by a wealth of amenities and within easy reach of Glasgow and Edinburgh city centres.





YOUR NEXT STOP IS LINLITHGOW

THE SIDINGS

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Famous for being the birthplace of King James V and his daughter, Mary, Queen of Scots, Linlithgow has retained much of its ancient, royal character but there is nothing to suggest this is a languishing medieval ruin.

Far from it.

Historical landmarks and characterful cobbled backstreets form part of a thriving town centre. Its High Street is busy, its attractions are plentiful, and on the doorstep of 'The Sidings'.



LOCATION

TRANSPORT

- 1 Edinburgh Road Bus Stop: 0 miles
- 2 Linlithgow Train Station: 0.4 miles
- 3 BP Pulse Charging Station: 0.2 miles

AMENITIES

- 4 Tesco: 0.3 miles
- 5 Specsavers: 0.3 miles
- 6 The Cosy Tearoom: 0.6 miles
- 7 Post Office: 0.7 miles
- 8 Aldi: 1.3 miles
- 9 Sainsbury's: 1.4 miles
- 10 Vets 4 Pets: 1.4 miles

HEALTH, LEISURE & MEDICAL

- 11 Linlithgow Cricket Club: 0.2 miles
- 12 Linlithgow Sports Club: 0.3 miles
- 13 Boots Pharmacy: 0.4 miles
- 14 GP Health Centre: 0.7 miles
- 15 Devine Dental: 0.8 miles
- 16 Pure Gym: 1.5 miles
- 17 Kingsfield Golf Centre: 1.7 miles

TOURISM

- 18 Linlithgow Palace: 0.6 miles
- 19 Linlithgow Museum: 0.5 miles
- 20 Linlithgow Canal Centre: 0.5 miles



An aerial photograph of a residential development, 'The Sidings' in EH49. The development features several modern, multi-story apartment buildings with light-colored facades and dark roofs. Some buildings have solar panels installed on their roofs. The development is situated in a lush, green area with trees and landscaping. In the background, there is a large body of water, a railway line, and a historic stone building with a tall spire. The entire image is framed by a dark green border with a repeating diamond pattern.

ENJOY LOCAL...

THE SIDINGS

EH49

OR VENTURE FURTHER AFIELD

THE SIDINGS

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Linlithgow is greatly advantaged by being situated on the arterial route between the east and west. Linlithgow Train Station is less than a 10 minute walk from 'The Sidings' and offers regular services to Glasgow, Edinburgh, and Stirling, with a number of stops in between connecting you across the Central Belt.

If travelling by car, the M9 is a short drive away, or if public transport remains of preference, the convenience of local bus services can be accessed from Edinburgh Road (B9080), directly adjacent to the development.

31mins

GLASGOW



EDINBURGH

14mins



CONVENIENCE MATCHED BY STYLE

THE SIDINGS

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‘The Sidings’ comprises a single five-storey block of 2-bedroom apartments that share a masterplan with a brand-new, purpose-built care home. The robust contemporary aesthetic is complemented by a focus on modern open-plan living, with four distinct apartment styles - each designed to optimise space and natural light.

Lower ground-floor properties are offered with a spacious hard-landscaped terrace, and all upper-floor properties benefit from full lift access and a private balcony. Every home has an allocated parking space with EV charging, while comfort and peace of mind are enhanced by video entry and well-lit common areas.



DEVELOPMENT LAYOUT

THE SIDINGS	EH49
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THE SIDINGS

EH49

3RD FLOOR

PLOT 17 PLOT 16

PLOT 17 PLOT 16

2ND FLOOR

Diagram illustrating the four plots in the experiment:

- PLOT 14 (Top Left)
- PLOT 11 (Top Right)
- PLOT 13 (Bottom Left)
- PLOT 12 (Bottom Right)

Diagram illustrating the four plots in the experiment:

- PLOT 14 (Top Left)
- PLOT 11 (Top Right)
- PLOT 13 (Bottom Left)
- PLOT 12 (Bottom Right)

PLOT 13

PLOT 12

PLOT 13

PLOT 12

1ST FLOOR

Diagram illustrating the layout of the plots:

- Top Left: PLOT 10
- Top Right: PLOT 7
- Bottom Left: PLOT 9
- Bottom Right: PLOT 8

Diagram showing two plots, Plot 9 and Plot 8, with their respective dimensions and areas.

Plot	Dimensions (m)	Area (m ²)
Plot 9	10.00 x 10.00	100.00
Plot 8	10.00 x 10.00	100.00

Diagram showing two plots, Plot 9 and Plot 8, with their respective dimensions and areas.

Plot	Length (m)	Width (m)	Area (m ²)
Plot 9	10	10	100
Plot 8	10	10	100

GROUND FLOOR

A diagram showing four experimental plots arranged in a 2x2 grid. The plots are labeled PLOT 3 (top right), PLOT 4 (bottom right), PLOT 5 (bottom left), and PLOT 6 (top left). A central vertical grey strip separates the left and right plots. The plots are dark green with white text labels.

A diagram showing four experimental plots arranged in a 2x2 grid. The plots are labeled PLOT 3 (top right), PLOT 4 (bottom right), PLOT 5 (bottom left), and PLOT 6 (top left). A central vertical grey strip separates the left and right plots. The plots are dark green with white text labels.

PLOT 5

PLOT 4

PLOT 5

PLOT 4

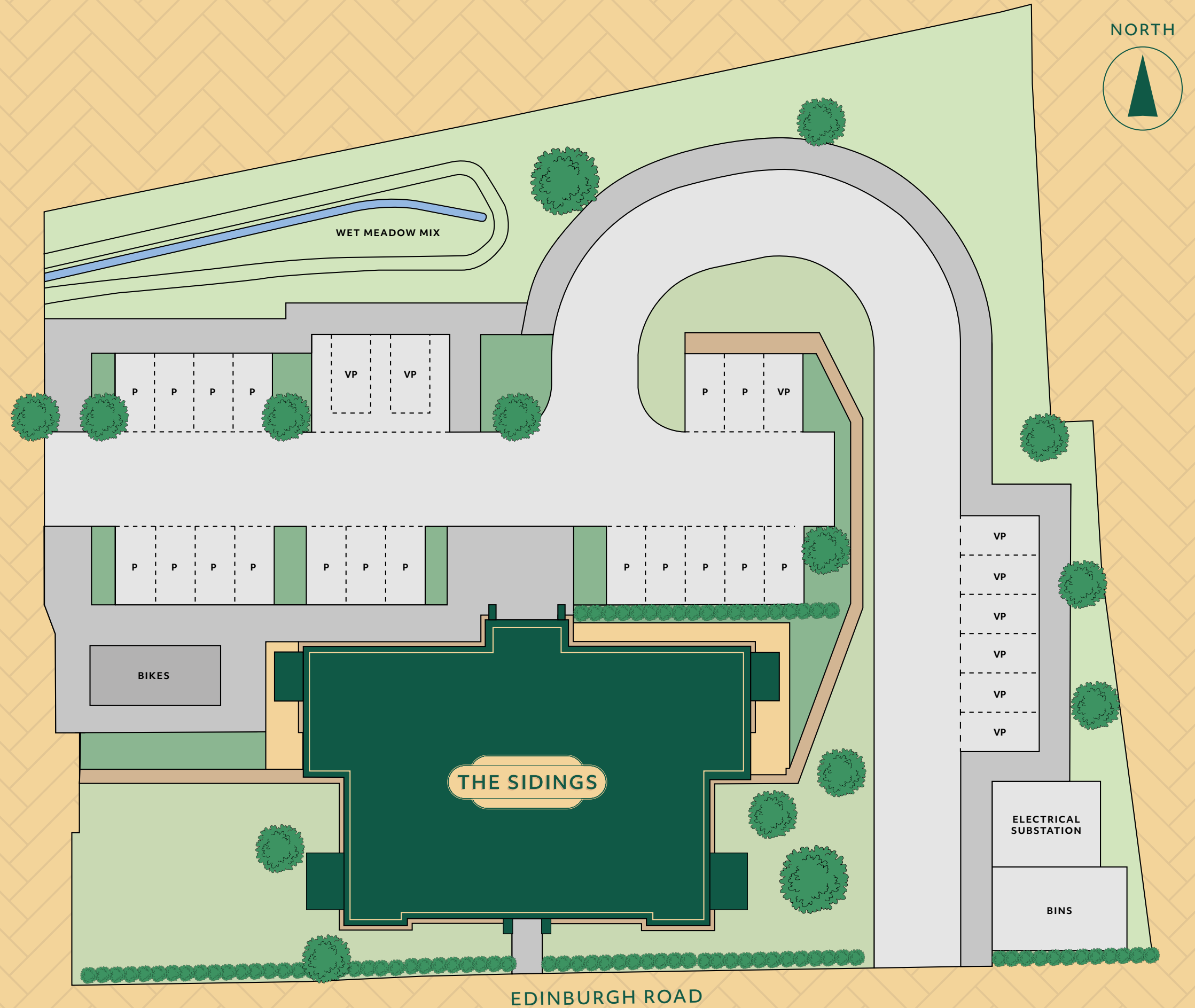
LOWER GR. FLOOR

PLOT 2

PLOT 1

PLOT 2

PLOT 1



NORTH



THE SIDINGS

BIKES

WET MEADOW MIX

**ELECTRICAL
SUBSTATION**

A diagram showing a rectangular area labeled "BINS" in bold black capital letters. The area is light gray. At the bottom, there is a thin horizontal strip of green grass with small brown dots, representing a ground surface. The left and top boundaries are black lines.

EDINBURGH ROAD

PREMIUM, LOW MAINTENANCE SPECIFICATION AS STANDARD

THE SIDINGS

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Your designer kitchen is crafted from high-grade materials and comes fully equipped with ample cupboard space and Bosch appliances, each backed by manufacturer warranty cover. Stylish bathrooms, finished with ceramic tiling and chrome brassware, are also ready for immediate enjoyment and relaxation.

Integrated wardrobes are installed in both bedrooms, while the scenic routes around Linlithgow Loch can be fully explored thanks to a dedicated bicycle store for every home.



Pendant light for depiction purposes only and not included as standard. See rear cover for full image terms.

ARRIVING AT LOW CARBON LIVING

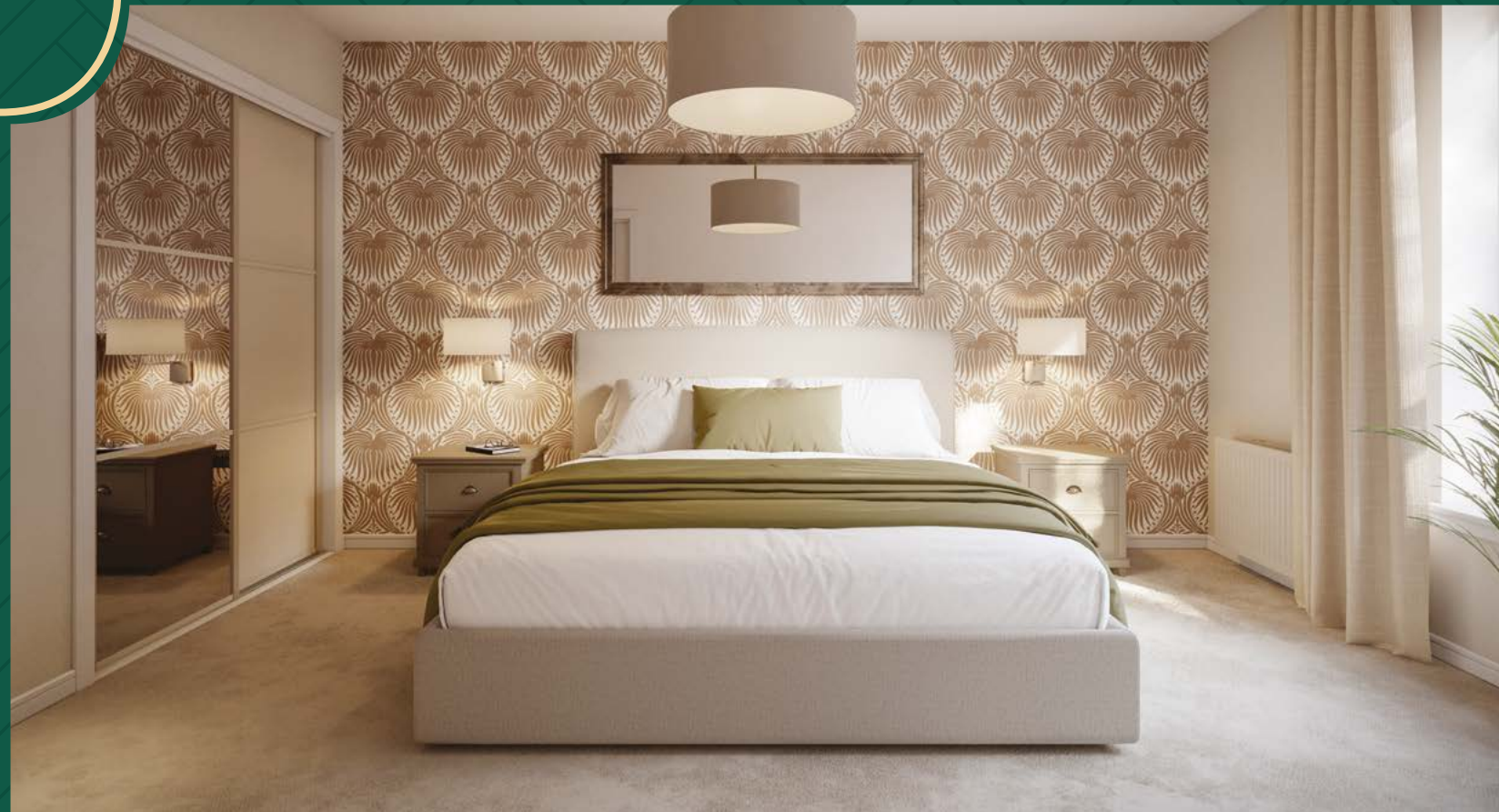
THE SIDINGS

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At 'The Sidings', the focus on quality and low-maintenance living extends far beyond fixtures and finishes. Advanced construction methods, combined with high-performing PVCu windows, create a highly efficient building fabric designed to minimise heat loss and enhance year-round comfort.

Each home also benefits from its own exhaust-air source heat pump, providing an eco-friendly alternative to gas heating, and solar panels connected directly to the property. These features will work together to naturally reduce energy consumption and household bills, while also removing the need for costly energy-efficiency upgrades during Scotland's net zero transition.





SPECIFICATION

KITCHEN

- Choice of cabinets*
- Choice of slimline laminate worktops*
- Bosch multi-function single oven
- Bosch combination microwave
- Bosch induction electric hob
- Bosch 70/30 fridge/freezer
- Bosch dishwasher
- Integrated extractor fan
- Stainless steel sink with mobile draining board
- LED under-unit lighting

ENSUITE

- Choice of pre-selected wall and floor tiles (Porcelanosa)* with metal trim
- VADO brassware
- White basin half pedestal
- White WC with concealed cistern
- White soft close seat and cover
- Electric shower
- Chrome towel rail
- Large format Mirror with quartz shelf

BATHROOM

- Choice of ceramic wall and floor tiles (Porcelanosa)* with metal trim
- VADO brassware
- White basin half pedestal
- White WC with concealed cistern
- White soft close seat and cover
- White bath with glass screen and mixer
- Chrome wall mounted bath/shower mixer
- Chrome towel rail
- Large format Mirror with quartz shelf

MECHANICAL

- Misting fire suppression system

HEATING

- Exhaust air source heat pump system
- Radiators with thermostatic room valves

WINDOWS AND DOORS

- High-performance fire-rated entrance doors
- Contemporary pre-finished internal doors
- Low-maintenance double-glazed PVCu windows

ELECTRICAL

- Brushed steel sockets above kitchen worktop with 1 USB point
- USB points (2) provided in master bedroom
- Chrome shaver point in bathroom and ensuite
- Downlighters to bathroom, ensuite, kitchen and hall
- Digital media points to lounge
- Solar PV panel system connecting directly to property
- Burglar alarms to all lower-ground and ground-level plots
- Balcony light to all upper-floor plots
- Video entry
- Interconnected smoke/heat alarms
- Air quality monitor

WARDROBES & STORAGE

- Integrated wardrobes with hanging rail and shelf to each bedroom

EXTERNALS

- Private terrace to selected ground-floor plots
- Balcony with composite decking to all upper-floor plots
- Landscaped amenity space
- Bicycle storage (1 per plot)
- Allocated parking space (1 per plot) with EV charging
- Visitor parking spaces (9)

LIFT

- Full lift access

DECORATION AND INTERNAL FINISH

- Contemporary off-white emulsion to walls
- White painted woodwork

THE SIDINGS COLLECTION

THE SIDINGS

LINLITHGOW



FLAT TYPE A

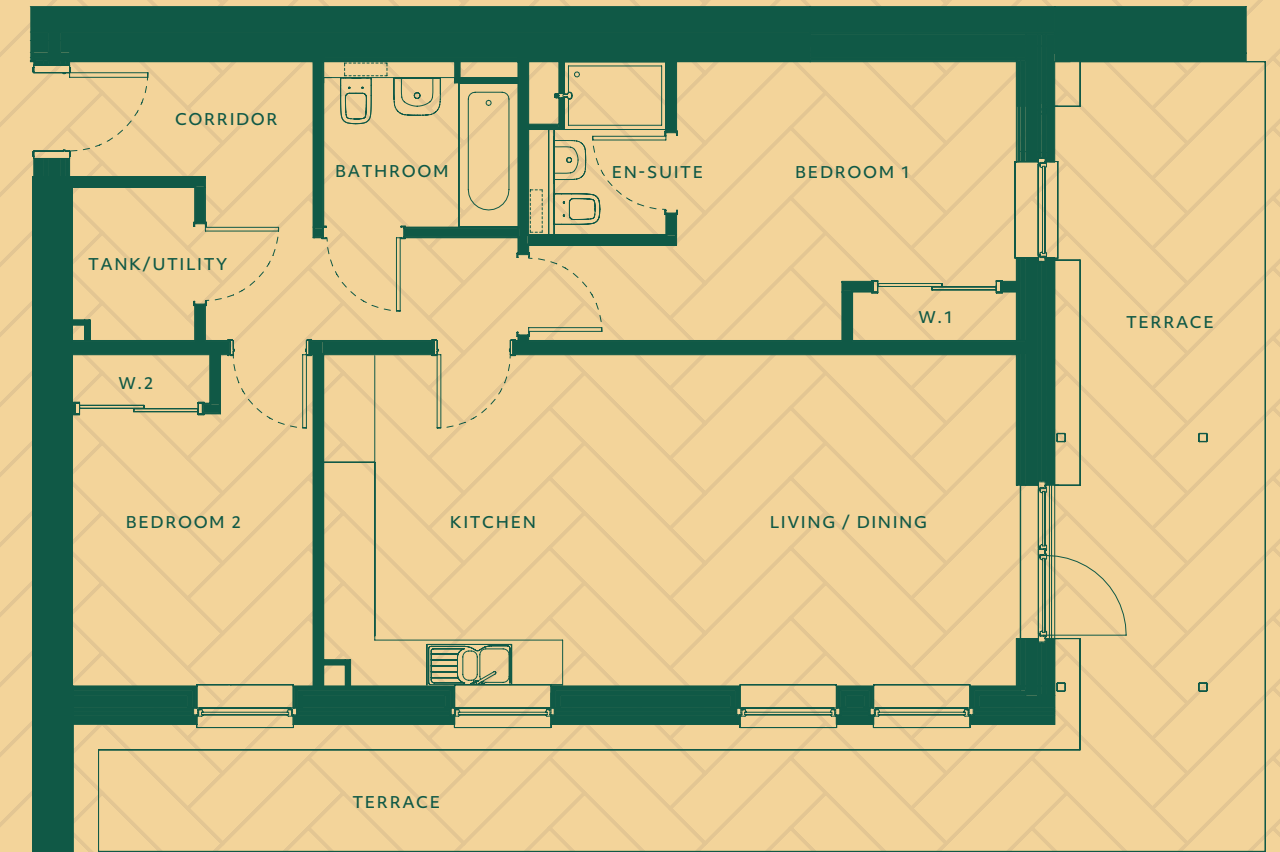
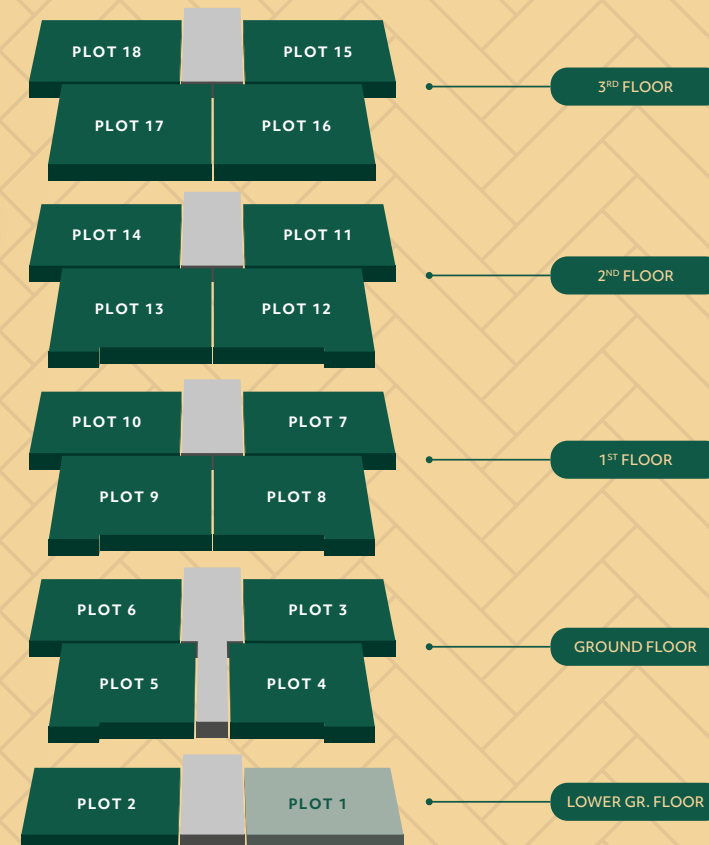
LOWER GROUND FLOOR

82.22M² / 885FT²

PLOT NUMBER: 1



PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	8.18m x 3.91m
Bedroom 1	3.29m x 5.76m
Bedroom 2	2.87m x 3.91m
Bathroom	2.29m x 1.95m
En-Suite	2.04m x 1.62m
Tank / Utility	1.47m x 1.80m

The floorplan provided is of a typical house style. Some elements of the detailing have been digitally enhanced and may vary to that found at The Sidings. Your sales consultant will be able to provide you with the full details of each plot and house type in this brochure. The particular illustrations and plans presented in this brochure are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. CCG Homes reserve the right to alter property dimensions and specification as necessary.

FLAT TYPE A

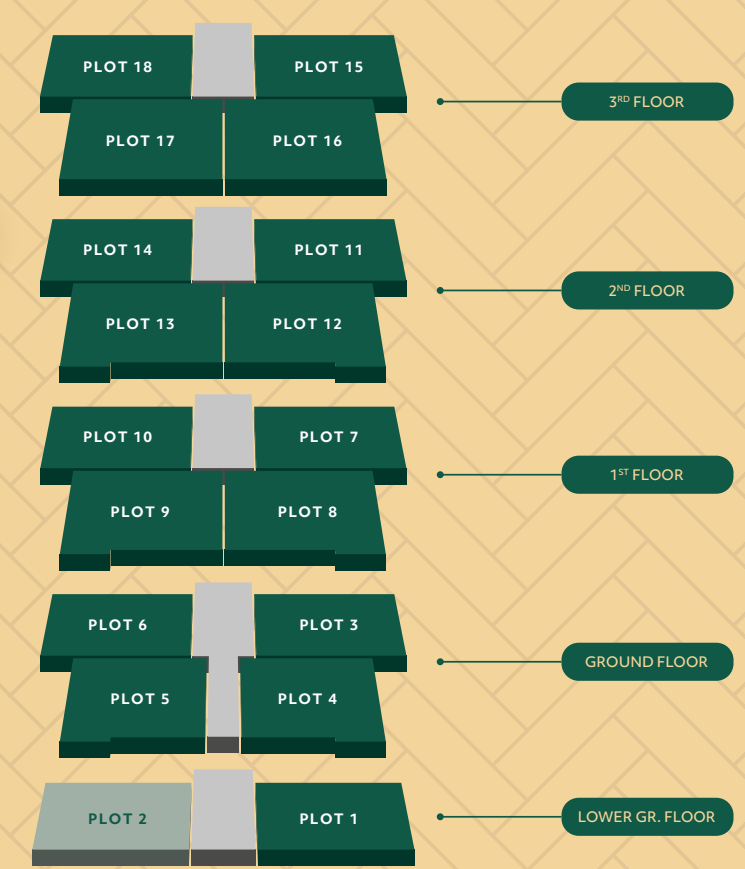
LOWER GROUND FLOOR

82.22M² / 885FT²

PLOT NUMBER: 2



PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	8.18m x 3.91m
Bedroom 1	3.29m x 5.76m
Bedroom 2	2.87m x 3.91m
Bathroom	2.29m x 1.95m
En-Suite	2.04m x 1.62m
Tank / Utility	1.47m x 1.80m

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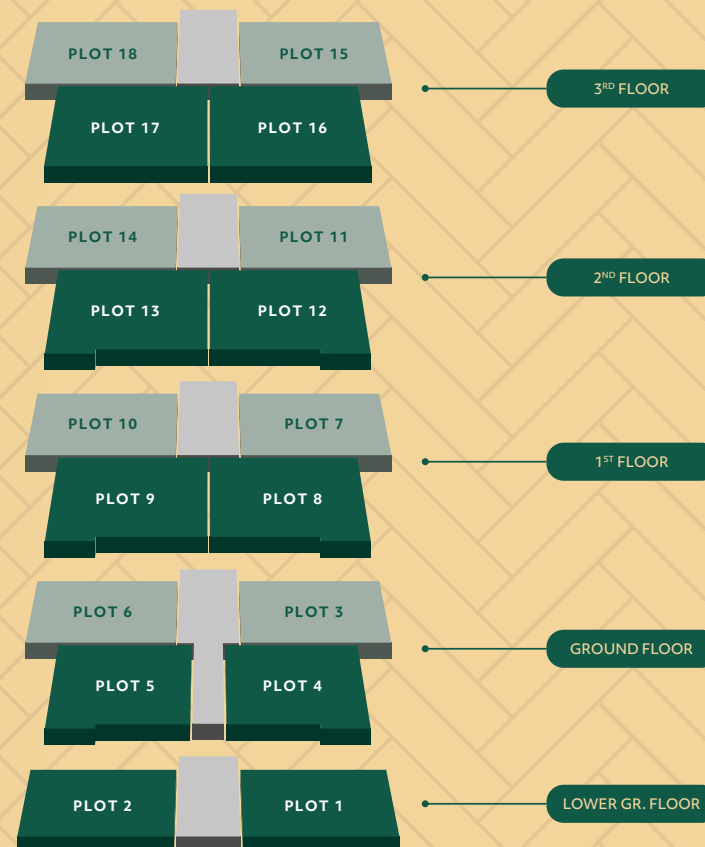
UPPER FLOORS

84.57M² / 910FT²

3, 6*, 7, 10*, 11, 14*, 15 & 18*



PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	8.23m x 3.95m
Bedroom 1	3.37m x 5.81m
Bedroom 2	2.89m x 3.95m
Bathroom	2.32m x 2.07m
En-Suite	2.20m x 1.67m
Tank / Utility	1.50m x 1.93m

*THESE PLOTS ARE HANDED

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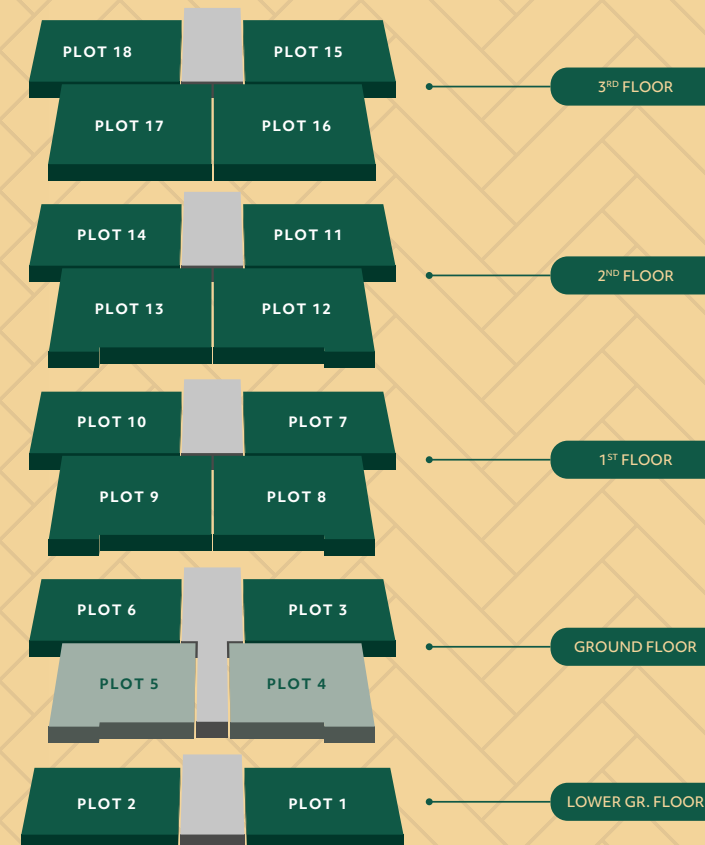
FLAT TYPE B

86.39M² / 930FT²

PLOT NUMBERS: 4 & 5*



PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	9.03m x 5.14m
Bedroom 1	3.00m x 5.00m
Bedroom 2	3.41m x 5.00m
Bathroom	2.30m x 1.98m
En-Suite	2.20m x 1.67m
Tank / Utility	1.98m x 2.18m

*THIS PLOT IS HANDED

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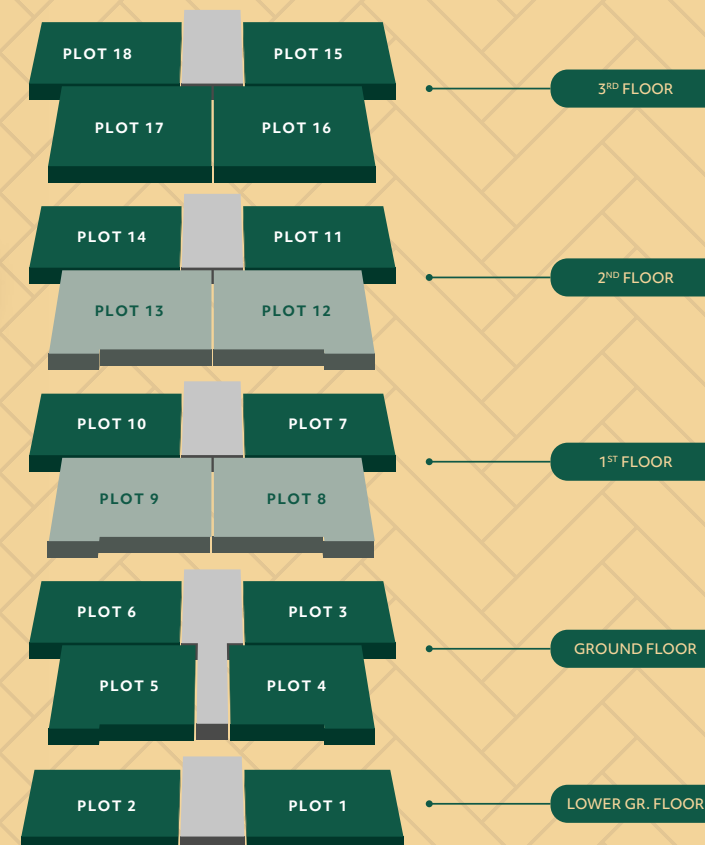
FLAT TYPE C

96.02M² / 1,033FT²

PLOT NUMBERS: 8, 9*, 12 & 13*



PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	5.15m x 9.03m
Bedroom 1	3.00m x 5.00m
Bedroom 2	3.45m x 5.00m
Bathroom	2.32m x 2.00m
En-Suite	2.21m x 1.76m
Tank / Utility	2.00m x 1.89m

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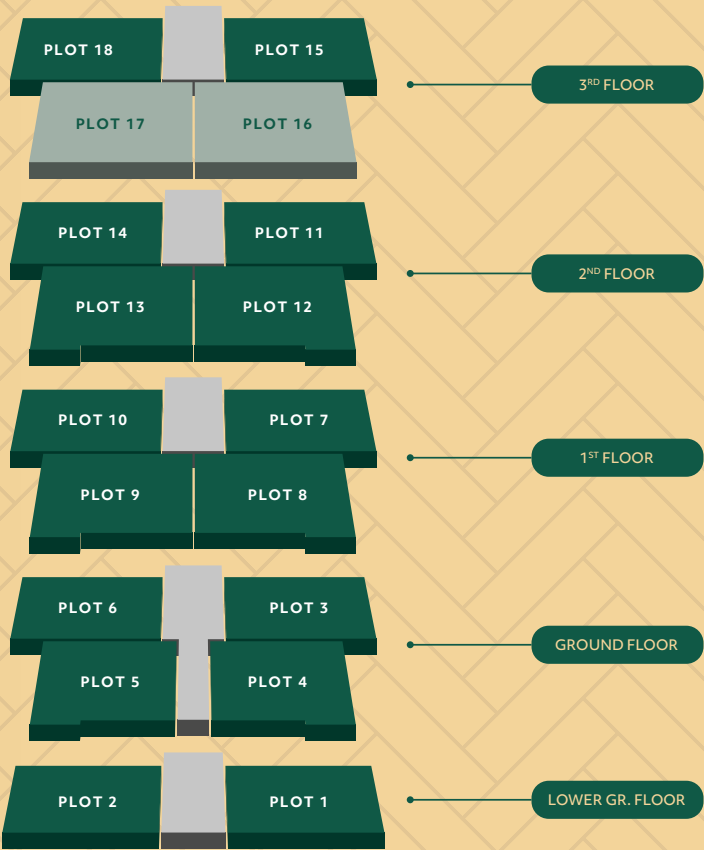
FLAT TYPE D

89.94M² / 968FT²

PLOT NUMBERS: 16 & 17*



PLOT LOCATOR



DIMENSIONS

Kitchen / Living / Dining	5.00m x 7.89m
Bedroom 1	3.37m x 5.00m
Bedroom 2	3.00m x 5.00m
Bathroom	2.31m x 2.00m
En-Suite	2.17m x 1.67m
Tank / Utility	2.00m x 1.89m

*THIS PLOT IS HANDED

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LOCATE THE SIDINGS ON GOOGLE →

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