



27 KETTIL'STOUN MAINS

Linlithgow, West Lothian, EH49 6SQ



2

Public Room



5

Bedrooms



2

Bathroom

27 KETTIL'STOUN MAINS

Welcome to an executive five-bedroom detached house which forms part of an exclusive development, set on a cul-de-sac in highly sought-after Linlithgow. This exceptional family home meets all the needs of large families, covering over 2218 square feet to provide lots of interior space, as well as extensive private parking and secure gardens. The south-facing residence has a host of desirable features and it is finished to high standards throughout.

Inside, you are greeted by a triple-aspect porch with storage before flowing through to a formal dining hall, characterised by neutral tones and engineered oak flooring. It is an outstanding introduction which continues into the living room. Here, the light décor is textured by soft carpeting and classic base-level wall panels, ensuring an elegant aesthetic. The spacious room is finished by a handsome fireplace. A sunny conservatory extends from here offering a relaxed setting for admiring the garden ambience. Meanwhile, the dining kitchen has an enduring and popular design, fitted with generous cabinet storage and workspace which includes a worktop with a breakfast bar. It has a designated zone for a table and chairs, and comes with a selection of appliances. A utility room with a WC is sat adjacent for added practicality. Completing the ground floor is a versatile double bedroom/family room with a south-facing aspect. The four remaining bedrooms are on the first floor, off a landing with generous storage and attic access. These rooms are comprised of three doubles with built-in wardrobes and another flexible bedroom (with storage) that is currently used as an office. All rooms maintain the high levels of comfort, while the large principal bedroom also has the added luxury of an en-suite shower room. The rest of the home is served by a three-piece family bathroom with an over-bath shower.

Outside, the home is enveloped by professionally landscaped gardens, including a fully-enclosed rear garden backed by a mature tree line. It offers a neat lawn and patio areas alongside established plants, ensuring space and scenic beauty. Private parking for several vehicles is also provided via a multi-car driveway and an integral double garage (with convenient access to the utility room).



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EPC
RATING

G
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Executive detached house covering 2218.5 sq. ft.
- Cul-de-sac setting in highly sought-after Linlithgow
- Forms part of an exclusive development
- Triple-aspect entrance porch with storage
- Formal dining hall with understairs storage
- Spacious living room with focal-point fireplace
- Sunny conservatory with rear garden access
- Generously appointed dining kitchen
- Utility room with garage access and a WC
- Three double bedrooms with built-in wardrobes
- Two versatile bedrooms/family room/office
- En-suite shower room with fitted units
- Family bathroom with an over-bath shower
- Professionally landscaped gardens
- Multi-car driveway and integral double garage







Extras: Window blinds, integrated appliances (fridge/freezer, dishwasher, washing machine, and tumble dryer) and a gas/electric range cooker to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.











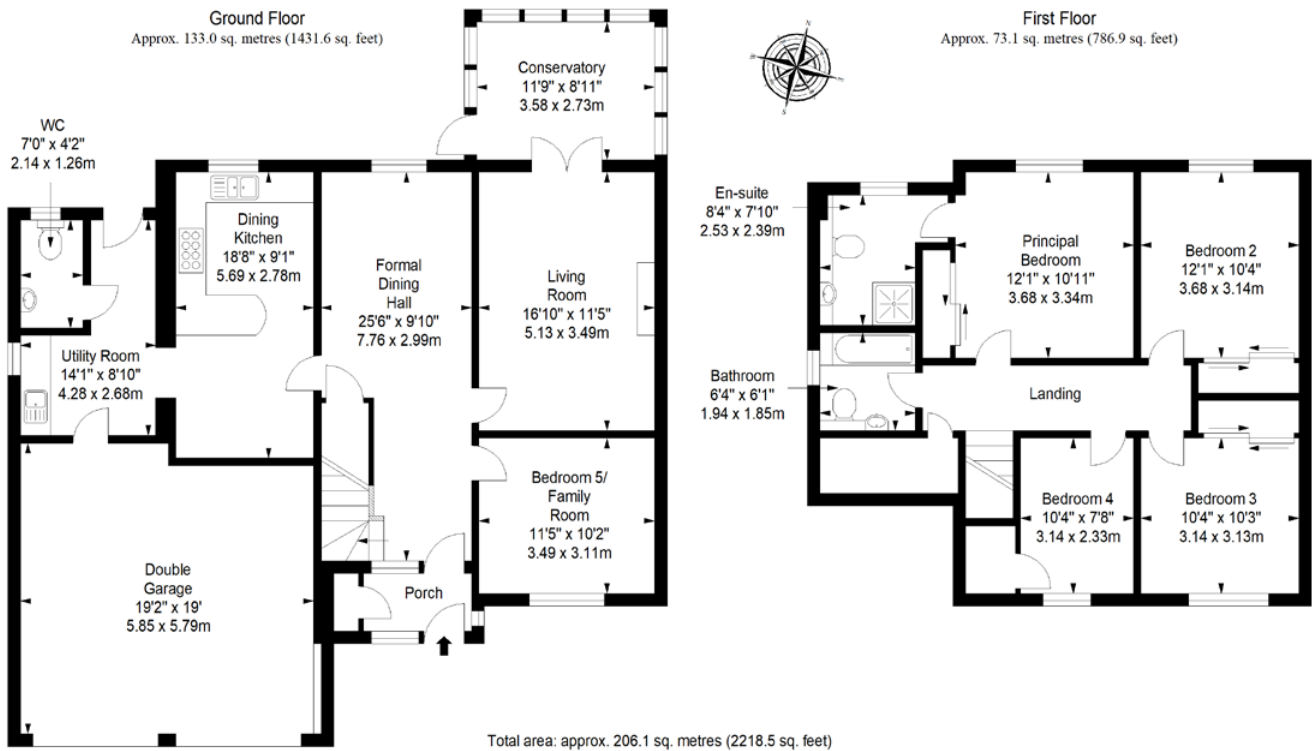




LINLITHGOW, WEST LOTHIAN

Named as the best place to live in Scotland in 2026, Linlithgow is a charming small town with a rich history and exceptional connectivity. Just moments from the M9, it is equidistant to Edinburgh and Glasgow, making it an ideal base for anyone who seeks a relaxed pace of life within easy reach of Scotland's major cities. The area has a traditional town centre with a strong mix of everyday amenities, including supermarkets, local services, and a great selection of cafés, restaurants, bars and independent shops. Everything is within comfortable walking distance, lending the area a convenient, self-contained feel. The town's heritage is also one of its defining features. The impressive ruins of Linlithgow Palace, which overlook the loch and surrounding parkland, reflect the town's royal past as the birthplace of James V and Mary Queen of Scots. It forms a striking backdrop for leisurely loch-side strolls as well. Further outdoor opportunities abound thanks to the beautiful surrounding countryside and several nearby country parks, such as those at Muiravonside and Becraigs (which also offers lively biking trails). Local sports facilities provide gym sessions, swimming and indoor activities, and golfers will find several courses within easy reach as well. Furthermore, families benefit from strong educational facilities, including well-regarded primary schools and the highly rated Linlithgow Academy. The town is connected by frequent bus services and the train station links to Edinburgh in 20 minutes and Glasgow in 30 minutes.

FLOORPLAN



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