

33 KATIE SHAWS LOAN

Linlithgow, EH49 6FE

**CONTEMPORARY
EXECUTIVE**
detached house



GILSON GRAY

LAW • PROPERTY • FINANCE

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Offering a highly sought-after small-town lifestyle with exceptional city connectivity, the historic town of Linlithgow is ideally positioned





Set at the end of a peaceful cul-de-sac within a highly regarded CALA Homes development, 33 Katie Shaws Loan is an outstanding five-bedroom detached villa, enjoying open views across Linlithgow and the surrounding countryside towards the Ochil Hills. The house combines contemporary architecture, delightful gardens and extensive parking, making it an ideal home for a modern family, set within the Linlithgow Academy catchment, whilst the Union Canal walkway/cycleway just below the house gives easy access into Linlithgow town and station. There are regular trains to Edinburgh and Glasgow running approximately every 15 minutes, taking just 20 minutes to Edinburgh Waverley Station and 30 minutes to Glasgow.

GENERAL FEATURES

Contemporary executive detached house
Part of an exclusive CALA Homes development
State-of-the-art eco credentials, neatly integrated
Set in sought-after Linlithgow with wonderful views
EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

Double-volume reception hallway with guest WC
Sitting room with contemporary feature fireplace
Open-plan kitchen, dining area and family room
Discreet utility room with garage and garden access
Impressive principal suite with walk-in wardrobe and en-suite
Bedrooms two and three both with wardrobes and en-suites
Two further versatile double bedrooms
First-floor contemporary family bathroom

EXTERIOR FEATURES

Professionally landscaped private gardens
Driveway and integrated double garage with electric doors



PROPERTY NAME

33 Katie Shaws Loan

LOCATION

Linlithgow, EH49 6FE

GROUND-FLOOR

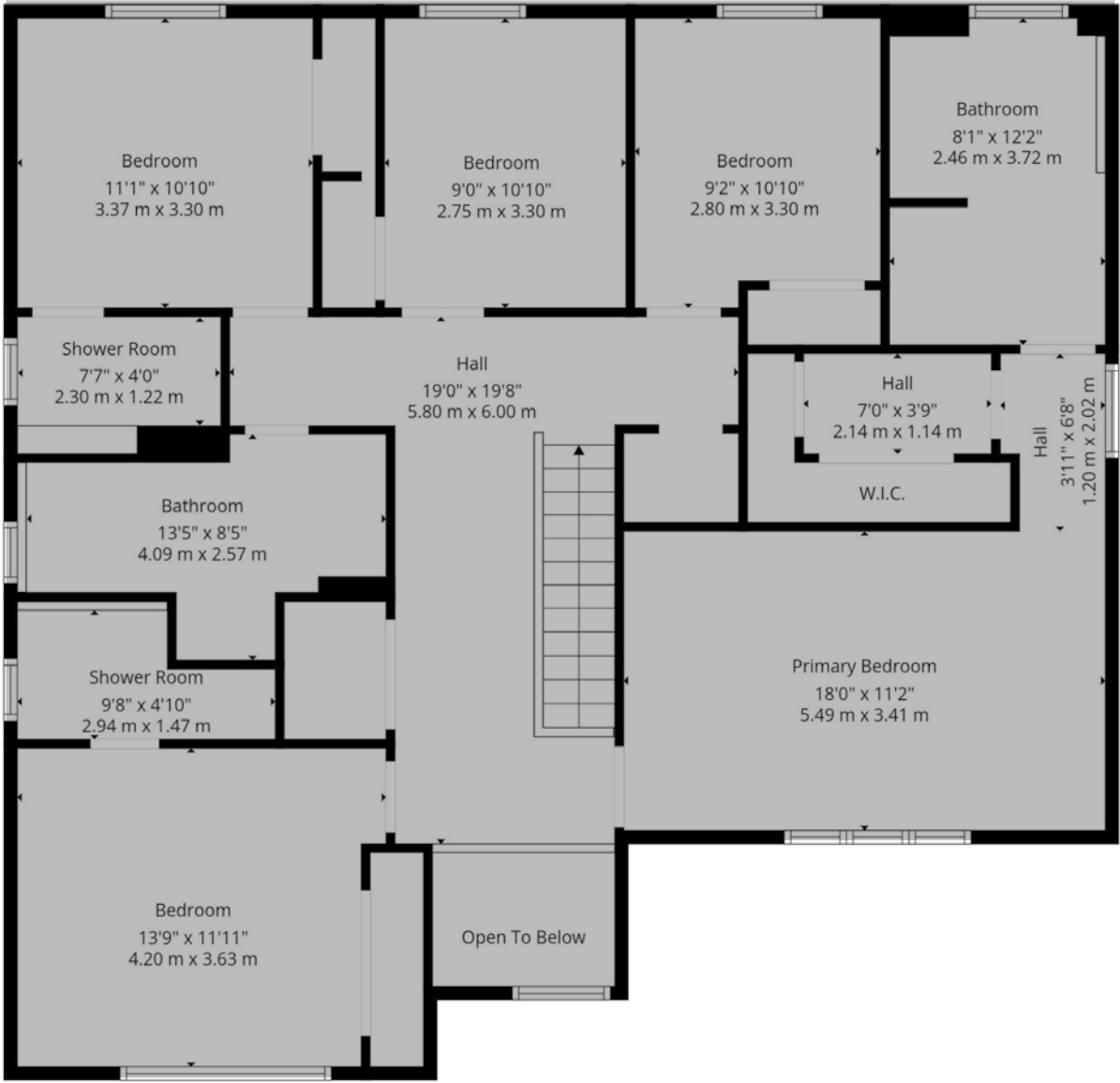
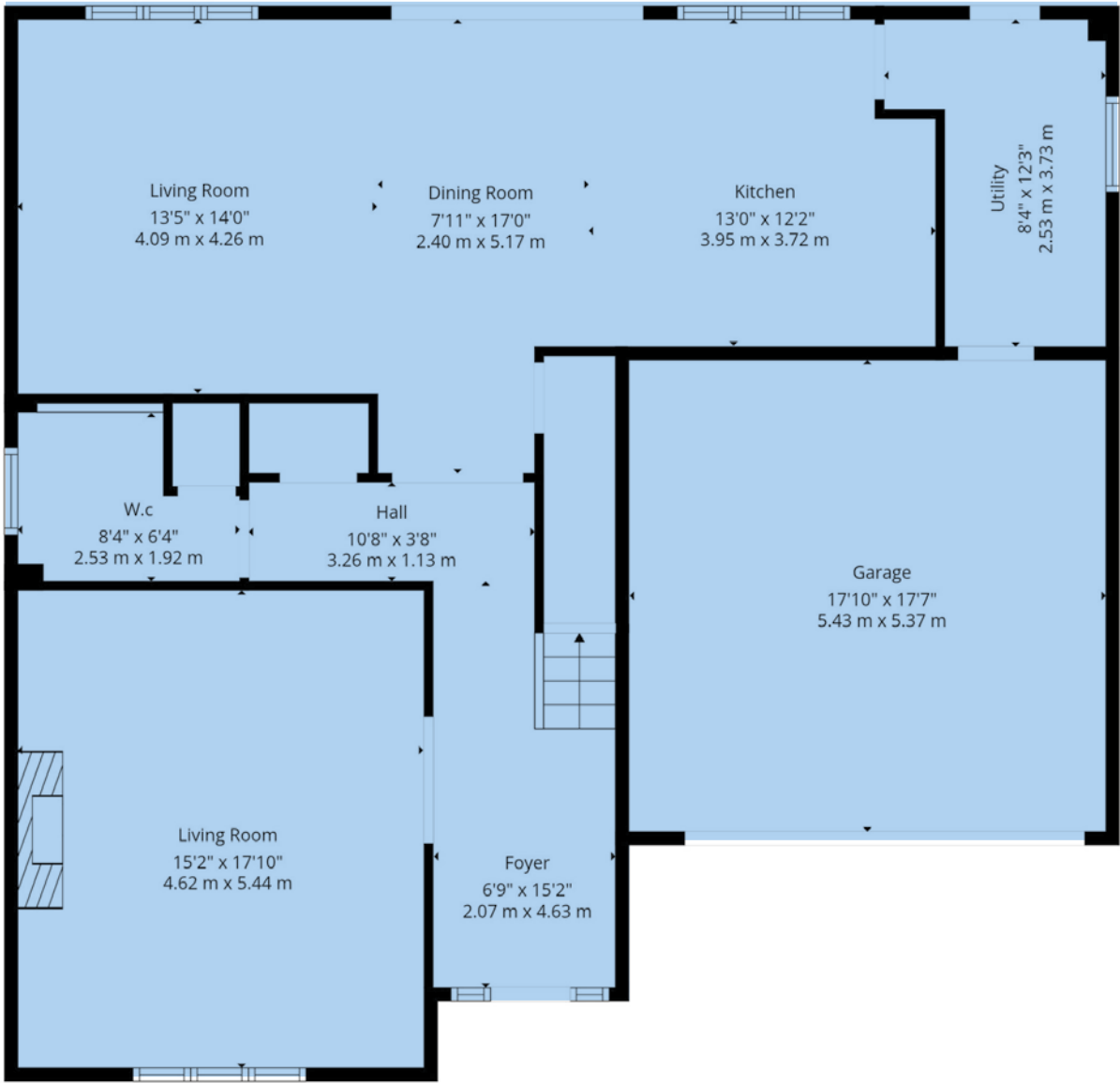
FIRST-FLOOR

APPROXIMATE TOTAL AREA:

240.00 sq. metres (2583.34 sq. feet)

APPROXIMATE TOTAL AREA WITHOUT GARAGE:

210.84 sq. metres (2269.46 sq. feet)







ARRIVING HOME

Double-volume reception hallway with guest WC

The house makes an immediate impression. A solid front door opens into a welcoming reception hallway, where excellent natural light and generous proportions create a sense of space. Amtico flooring flows throughout the ground floor, setting a clean and contemporary tone.

A graceful staircase with painted balustrading and timber handrail rises to the galleried landing above, forming an attractive architectural feature. Practical storage is well considered, with a generous cloak cupboard and a stylish ground-floor WC. The WC also includes a large built-in cupboard with plumbing in place, offering the potential to convert to a shower room if desired.

THE SITTING ROOM

an elegant reception space

Positioned to the front of the house, the sitting room provides a more formal retreat, ideal for quieter moments. A large window frames the open outlook, allowing light to flood the room.

A contemporary wall-mounted inset fireplace set on a marble plinth creates a subtle focal point, while soft carpeting and neutral finishes enhance the room's calm and comfortable feel. The proportions comfortably accommodate a full suite of lounge furniture.





THE HUB

The heart of the home lies to the rear in the impressive open-plan kitchen, dining and family space. Generous in scale, this area is filled with natural light from large rear windows and three-panel bi-fold doors opening directly onto the patio.

The heart of the home



Open-plan kitchen, dining and family area

The sleek contemporary kitchen features quartz worktops and a substantial central island with integrated storage and a five-ring induction hob, allowing easy connection with the dining and family areas.



Fully integrated Siemens appliances include a main oven, combination microwave, dishwasher and fridge/freezer, creating a seamless and cohesive finish. A large under-stair walk-in cupboard provides valuable storage while maintaining an uncluttered feel.

The dining area sits naturally between the kitchen and family space, with room for a large table, while the family area offers a relaxed setting with direct access to the garden.

Adjacent to the kitchen, the utility room mirrors the high standard of finish, with fitted units, worktop space and provision for laundry appliances. A door leads directly to the rear garden, while internal access connects to the double garage. The garage is well proportioned and fitted with a remote-controlled electric door, providing secure parking alongside excellent storage.

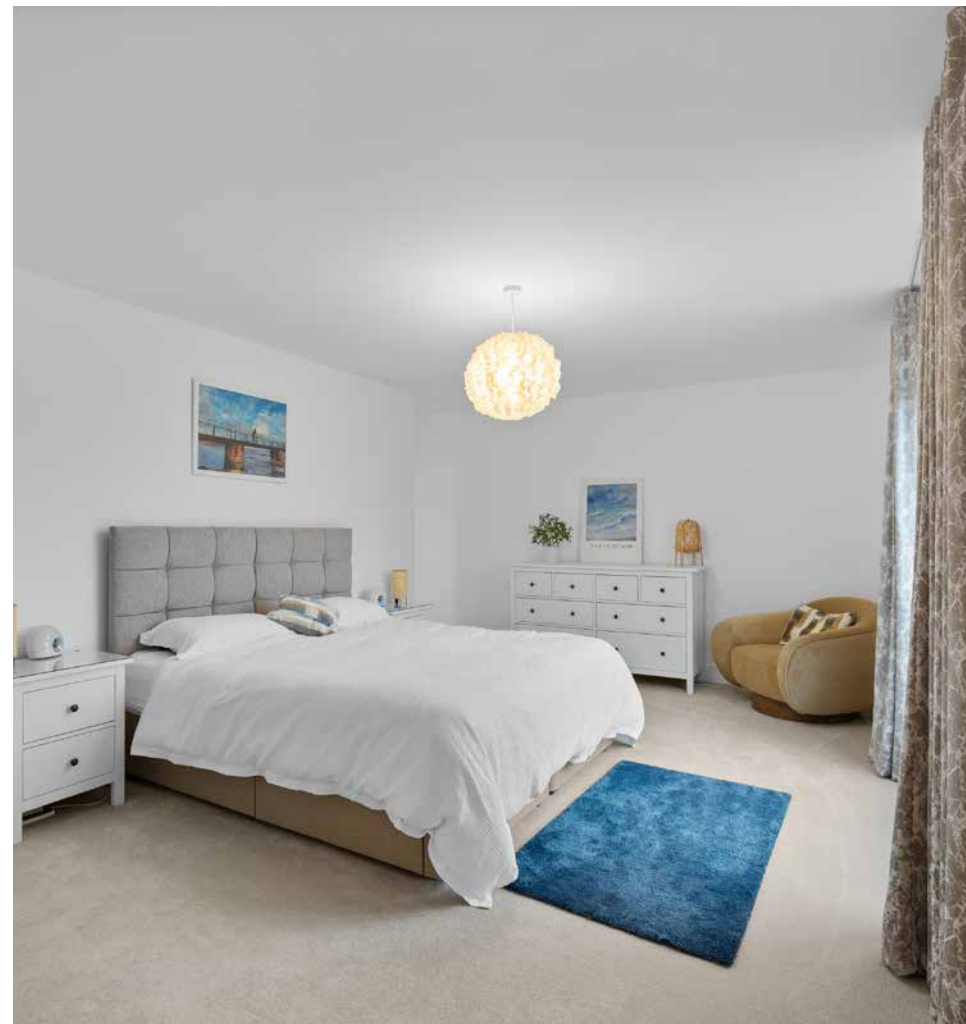


Contemporary kitchen & dining area



THE FIRST-FLOOR ACCOMMODATION

The staircase leads to an impressive galleried landing, flooded with natural light and open to the hallway below. This central space creates a strong sense of volume and connection throughout the home.



The principal bedroom suite is a beautifully proportioned retreat, offering a quiet aspect, a walk-in wardrobe and a luxurious en-suite bathroom with bathtub, separate walk-in shower, wall-hung WC, vanity unit and heated towel rail. Recessed lighting and contemporary finishes complete the space.



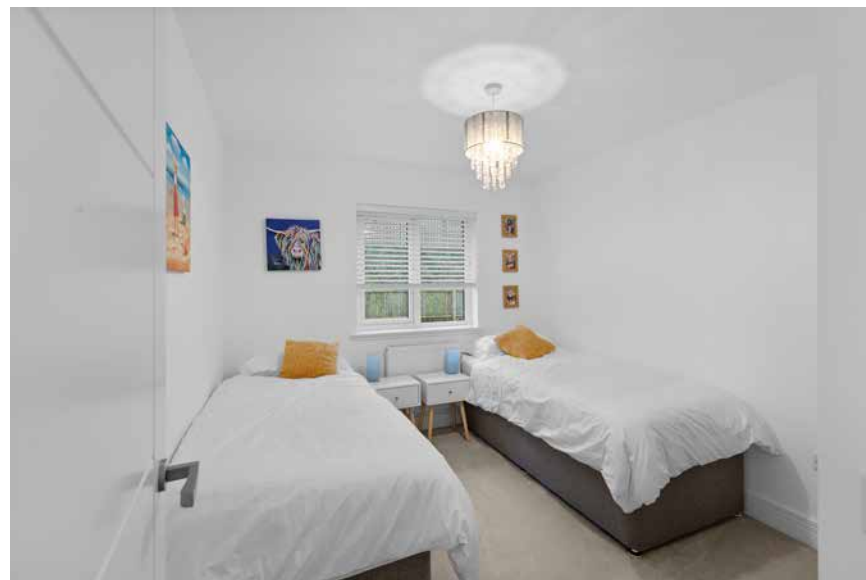
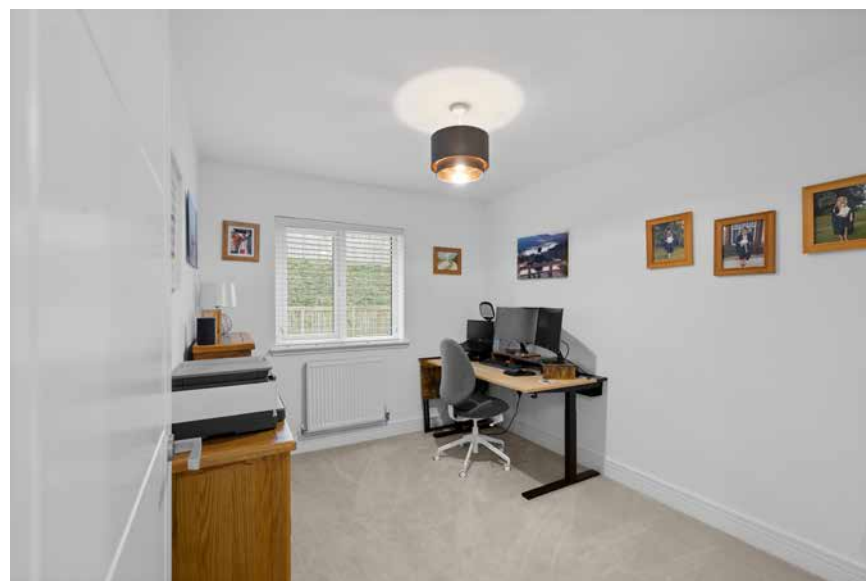


Impressive sleeping quarters

Bedrooms two and three are generous doubles, each with their own en-suite shower rooms, making them ideal for guests or older children.

Two further versatile double bedrooms and a family bathroom

Bedrooms four and five are further well-proportioned doubles, offering flexibility for family use or home working. These are served by the family bathroom, which includes a bath, separate walk-in shower, vanity unit and WC.





THE GARDENS

parking and outdoor space

The exterior is equally well presented. To the front, a neat lawn creates a welcoming approach, complemented by a monobloc driveway providing parking for multiple vehicles and access to the integral double garage.

The fully enclosed rear garden has been professionally landscaped to create an attractive and highly usable outdoor space. Enjoying a south-easterly aspect, it benefits from excellent natural light throughout the day.



Further information

Built to CALA's exacting standards and still benefiting from the remainder of its NHBC warranty, the property incorporates a range of modern efficiencies including solar panels, an EV charging point and a smart Mixergy hot water system. These features are discreetly integrated, enhancing everyday living while preserving the home's refined aesthetic.

Extras: Included in the sale are all fitted floor coverings and integrated kitchen appliances.



Professionally landscaped private gardens

A generous lawn is complemented by elegant two-tier patio terraces, ideal for outdoor dining and entertaining. Raised planters add structure and seasonal colour, while a substantial rear retaining wall enhances privacy and shelter.

The historic town of LINLITHGOW

Offering a highly sought-after small-town lifestyle with exceptional city connectivity, the historic town of Linlithgow is ideally positioned just off the M9 and perfectly balanced between Edinburgh and Glasgow. Deeply rooted in Scottish history, the ancient town is renowned as the birthplace of James V and Mary Queen of Scots, with its proud heritage most powerfully expressed in the magnificent ruins of Linlithgow Palace, set within landscaped grounds beside the tranquil waters of Linlithgow Loch.

This historic heart continues to shape daily life. The loch and its surrounding pathways provide a beautiful setting for walking, leisure and wildlife watching, while a wider network of countryside routes extends into West Lothian's gently rolling landscape. At the centre of the town, the High Street offers a vibrant blend of independent retailers, cafés and galleries, complemented by a regular farmers' market and supported by a strong sense of community. Everyday amenities are well catered for, with a choice of supermarkets and a nearby retail park enhancing convenience.

For sport and fitness enthusiasts, Xcite Linlithgow Leisure Centre provides excellent facilities, including a state-of-the-art gym, swimming pool, sports hall and fitness studios, while the loch itself also offers opportunities for fishing and water sports. Well-regarded local schooling is a major draw, with the property falling within the catchment area for Linlithgow Academy, consistently rated among the best state secondary schools in Scotland. The town also benefits from a safe, family-friendly residential environment, further reinforcing its enduring appeal.

Connectivity is a defining strength. Linlithgow railway station provides frequent direct services to both Edinburgh and Glasgow, while swift access to the motorway network places the wider central belt and Edinburgh Airport within easy reach.

Altogether, 33 Katie Shaws Loan presents an exceptional opportunity to enjoy contemporary, energy-efficient living within one of Scotland's most admired historic towns, where heritage, landscape and modern convenience come together with ease.





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