

31 Katie Shaws Loan, Linlithgow, EH49 6FE



Description

This home has been beautifully designed by CALA Homes to reflect luxury family living, featuring open plan living space on the ground floor. The Melville is a spacious, 5 bedroom family home. On the ground floor, an open plan family and kitchen area, and a separate formal lounge, both open out on to a patio area and the rear garden. A utility room, cloakroom, study and integral double garage provide practical solutions for modern families. Upstairs, the generous, double-aspect main bedroom features a Juliet balcony, as well as fitted wardrobes and an en suite shower room. Bedroom 2, 3 and 4 also benefit from fitted wardrobes, while bedroom 2 has the addition of an en suite shower room. A luxurious family bathroom serves the remaining bedrooms.

- Spacious south east facing rear garden and patio area
- High specification kitchen with integrated appliances and kitchen island
- Rooflight feature to impressive main bedroom and en-suite
- Excellent storage throughout plus utility room
- An integral double garage and private driveway
- Overall size of 2,467 Sq. Ft.

Images are for illustrative purposes and layouts may vary depending on the individual plot

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The Royal Burgh of Linlithgow is a picturesque historic town in West Lothian, famous for Linlithgow Palace and Loch. With a thriving community it offers a wide variety of amenities including Sainsbury's and Tesco supermarkets, as well as independent retailers, cafes, convenience stores, chemists, post office, library and more. Due to its countryside location, there are many outdoor recreational pursuits to enjoy including Beecraigs Country Park just three miles south of the town. There are opportunities to enjoy golf, fishing, tennis, rugby, swimming and more within Linlithgow itself. Well regarded schooling includes Springfield Primary School and Linlithgow Academy. Due to its road and rail links, it is an excellent commuter location. Edinburgh is 15 miles away and the M8 and M9 motorways are close by. There is also a railway station which offers services to Edinburgh, Stirling and Glasgow





Ground floor



First floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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