

# PRESTON HOUSE GARDENS

5 PRESTON HOUSE GARDENS



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HOMES

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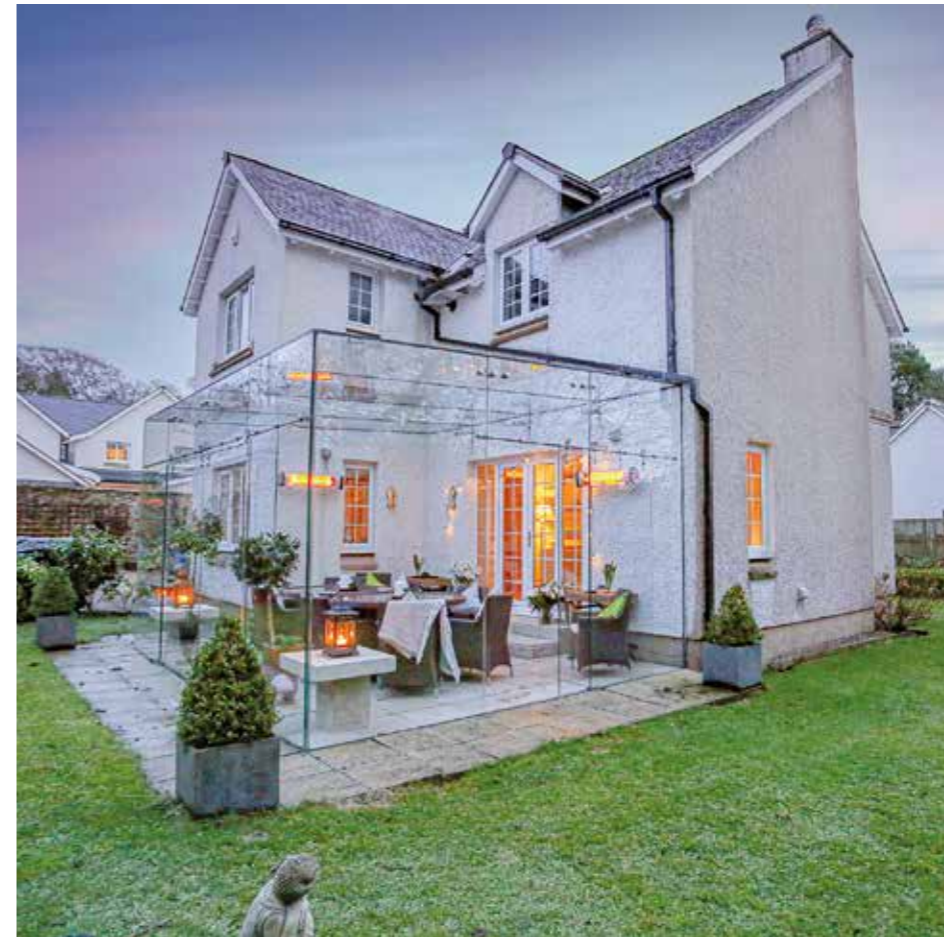
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## WELCOME TO PRESTON HOUSE GARDENS

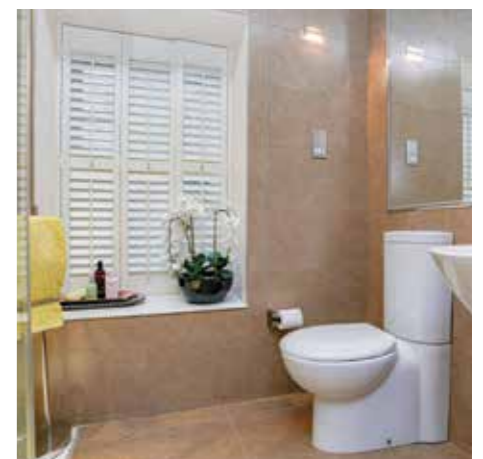
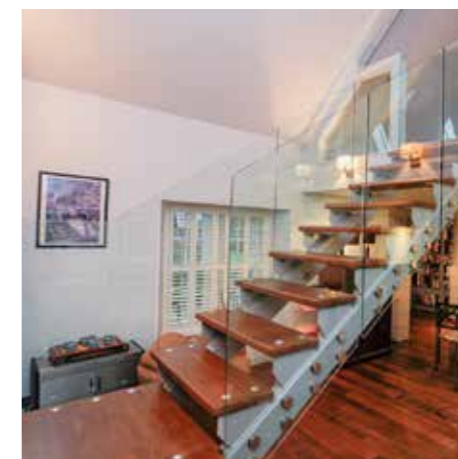
*Halliday Homes Collection are delighted to present to the market 5 Preston House Gardens, a truly unique property consisting of house, detached cottage and converted coach house. With five bedrooms in total, the property is in one of Linlithgow's most exclusive locations, nesting in a small enclave of six prestigious properties built by Manor Kingdom in a walled garden setting.*

*Access is from a private road which sweeps Preston House, a 19th century Scottish Baronial mansion, and directly into Preston House Gardens.*



EXCEPTIONALLY  
**BRIGHT**  
& SPACIOUS

*located on the fringes  
of the historic  
Royal Burgh of Linlithgow*



# THE HOUSE

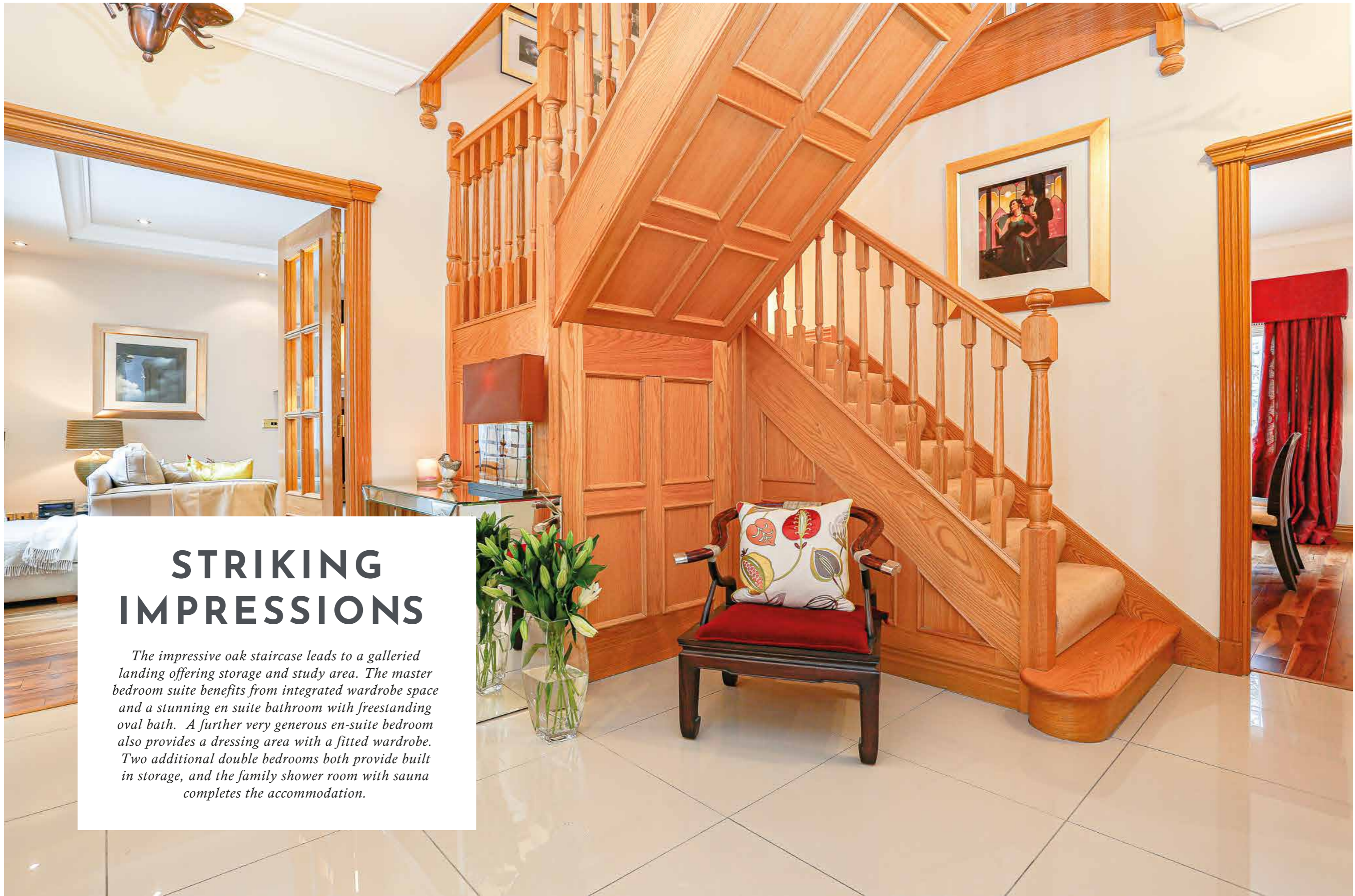
*Internally the house is exceptionally bright and spacious. Entry from the double front door opens to a tiled vestibule and following reception hall, with feature oak staircase and doors leading to all public rooms.*

*The public rooms, with wooden flooring throughout, consist of a lounge, formal dining room, family room and "The Cube". The lounge enjoys a stunning limestone fireplace and living flame fire, and leads directly to the splendid contemporary all glass conservatory, a heated outdoor/indoor socialising space, affectionately known as "The Cube". The formal dining room is also accessed from the lounge and benefits from triple aspect windows. The south facing, bright family room leads to the kitchen.*

*The generous kitchen offers an excellent range of wall and base units with a six-burner range cooker, feature cooker hood, integrated fridge freezer, dishwasher, space for informal dining, with Corian worktops, integrated sink and breakfast bar. There is a modern W.C, well-appointed walk-in larder room and separate utility room with fitted units and freestanding white goods.*

*The impressive oak staircase leads to a galleried landing offering storage and study area. The master bedroom suite benefits from integrated wardrobe space and a stunning en suite bathroom with freestanding oval bath. A further very generous en-suite bedroom also provides a dressing area with a fitted wardrobe. Two additional double bedrooms both provide built in storage, and the family shower room with sauna completes the accommodation.*





## STRIKING IMPRESSIONS

*The impressive oak staircase leads to a galleried landing offering storage and study area. The master bedroom suite benefits from integrated wardrobe space and a stunning en suite bathroom with freestanding oval bath. A further very generous en-suite bedroom also provides a dressing area with a fitted wardrobe. Two additional double bedrooms both provide built in storage, and the family shower room with sauna completes the accommodation.*

# A FABULOUS ENTERTAINING SPACE



# THE HEART OF THE HOME



*The generous kitchen offers an excellent range of wall and base units with a six-burner range cooker, feature cooker hood, integrated fridge freezer, dishwasher, space for informal dining, with Corian worktops, integrated sink and breakfast bar. There is a modern W.C, well-appointed walk-in larder room and separate utility room with fitted units and freestanding white goods.*



# DOWNSTAIRS



# MASTER BEDROOM & ENSUITE



# UPSTAIRS



# THE GARDENS



## GORGEOUS OUTDOOR ENTERTAINMENT AREA

*The garden grounds have been thoughtfully landscaped. To the front, which is laid mainly to lawn, there are areas of flower beds and shrubs, a beech boundary hedge, a path to the Garden Cottage and privacy from a timber fence. To the rear, where the real beauty awaits, includes a walled Japanese garden with Asian plants and fruit trees, hot tub & TV, paved terrace, areas of lawn and mature planting. The rear garden also has a BBQ area, slabbed patio, and path around the house, fitted wooden shelves and can be accessed from the glass 'Cube' and kitchen. The garden offers views over the surrounding countryside and Linlithgow Golf Course. The monoblock driveway provides ample off-street parking and wraps around to the rear of the property giving direct access to the garage.*



## THE GARDENS COTTAGE



*Situated in the south corner of the grounds is a stone-built cottage, originally the 'Gardeners Cottage' for Preston House. The accommodation, with Asian features including bamboo flooring, comprises a welcoming entrance hall/library, open plan lounge/kitchen/dining area, seating area and shower room off the kitchen with fabulous pocket doors. The upper level has one large bedroom with a dressing area, storage cupboard with sliding doors and panoramic views over Linlithgow Golf Club and Cockleroi from the array of feature windows.*

*The Cottage is ideal for hosting family and friends as it also benefits from a private rear garden with timber deck, timber pergola and drying green. It has modern fixtures and fittings throughout to include the fully tiled shower room, Porcelanosa sanitaryware, integrated fridge, ceiling mounted projector with screen, brushed chrome sockets/switches, and complete with feature glass staircase to the first floor.*

## COACH HOUSE GARAGE

*To the rear of the property is the converted, stone built Coach House Garage. The garage has two bays with electric up and over doors, power and light, with one of the areas currently utilised as a fully-equipped home gym. To front there is a separate door giving access to the gym, a storage cupboard and stairs leading to the Games Room. The spacious open plan upper level, currently used as a pool/TV/music room, can be used for many purposes. Wooden flooring, three Velux skylights, electric heating, and ample sockets/wiring for entertainment.*



# LOCATION

*Preston House Gardens is located on the fringes of the historic Royal Burgh of Linlithgow, which is steeped in history, with Linlithgow Palace at its heart. Linlithgow sits in the middle of the Scottish Lowlands and has a very popular, bustling town centre supporting a wide range of family-run businesses offering some of the best of food and drink, clothing, gifts and arts and crafts shops. Sainsbury, Tesco, and Aldi supermarkets are all represented and excellent local schooling is available at both primary and secondary level. Linlithgow has excellent transport connections to all the major towns of central Scotland. The M9 gives quick access to Edinburgh and the M80 to Glasgow, respectively. The railway station provides regular services to Glasgow (30 mins) and Edinburgh (20 mins), making this an ideal base for commuting and for daily travel to Edinburgh's highly regarded independent schools.*



# KEY FEATURES

*5 Double Bedrooms*

*Large Breakfasting Kitchen*

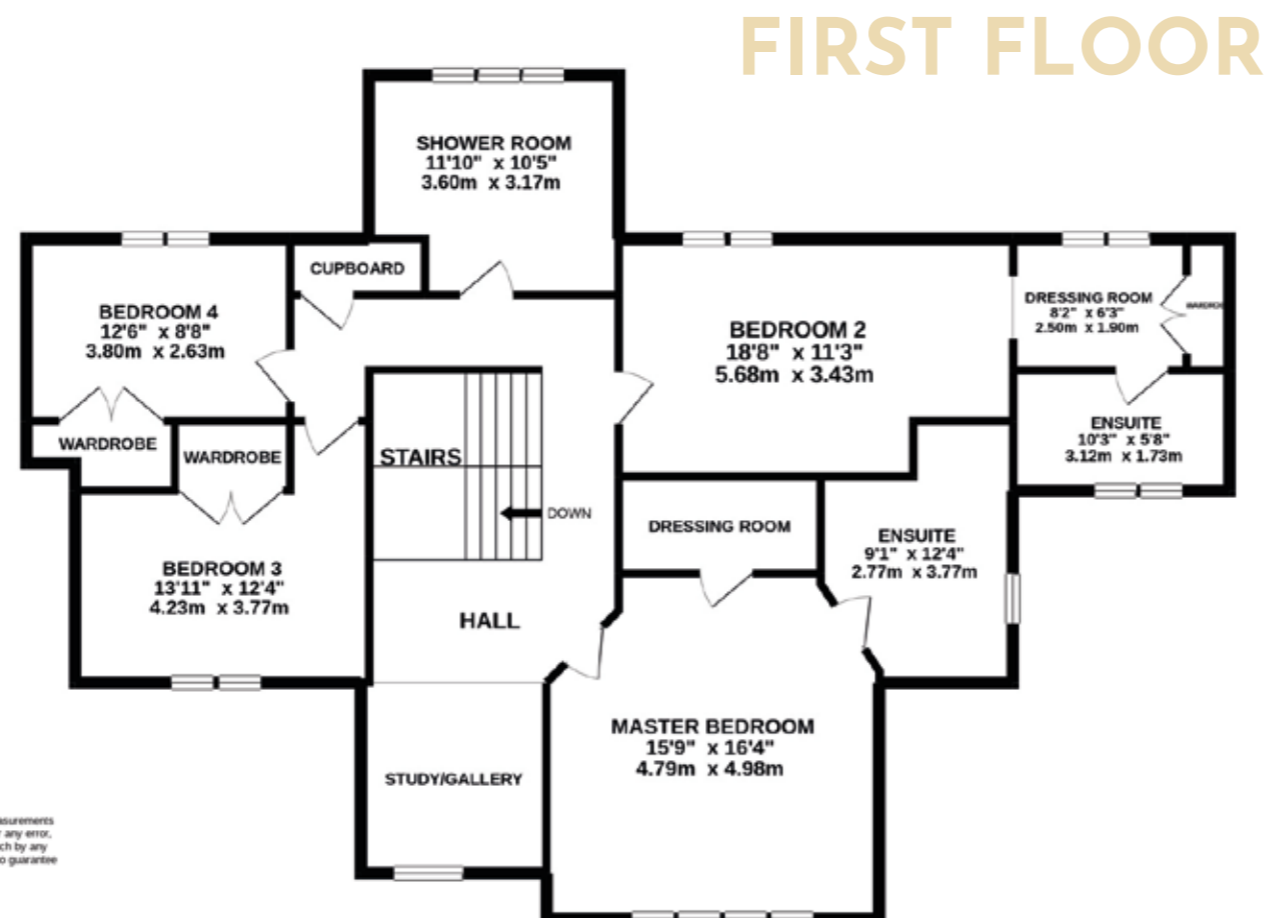
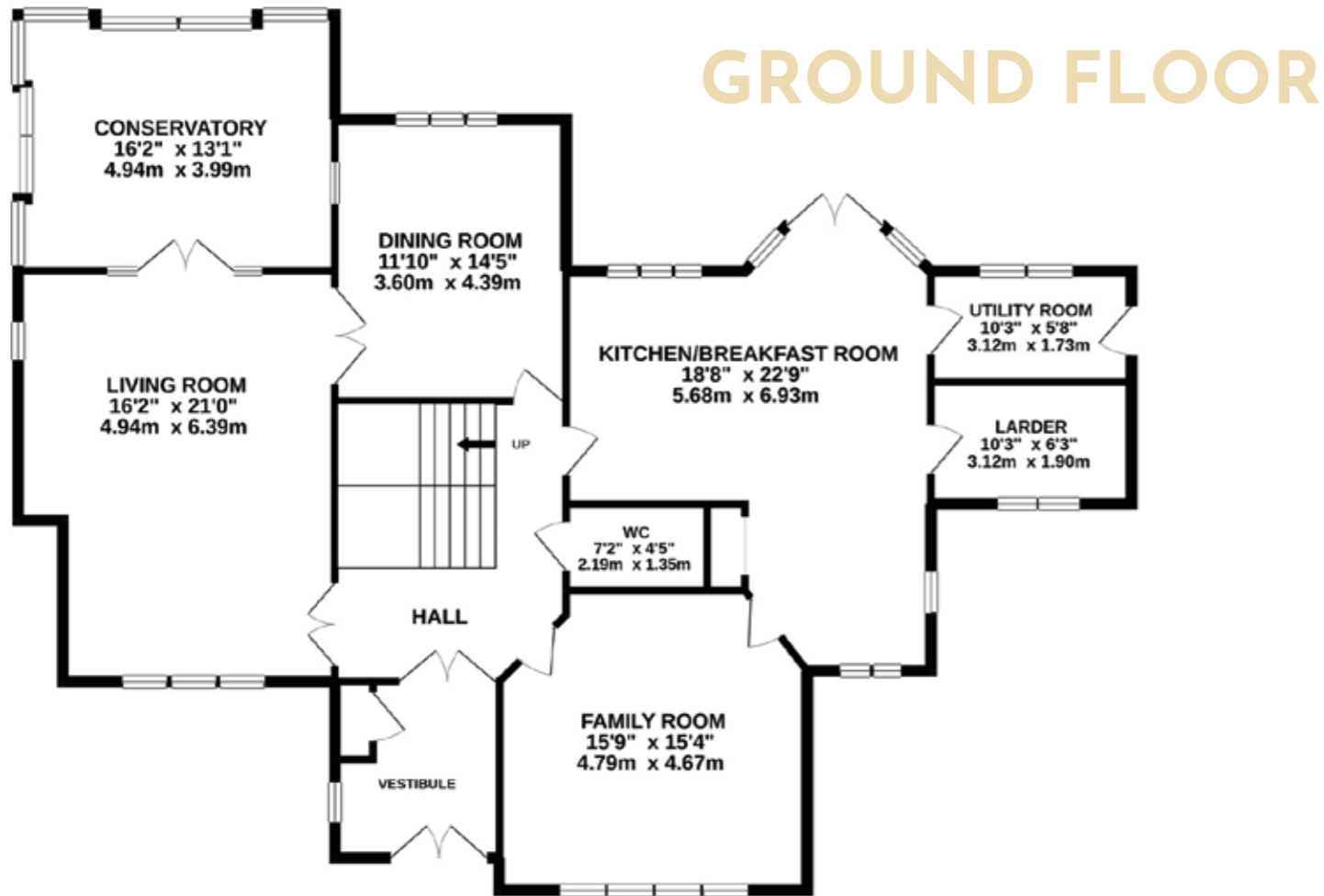
*Architecturally Designed "Cube"*

*Detached 1 Bedroom Cottage*

*Detached Garage with Games Room*

*Landscaped Walled Gardens*

*Views of Linlithgow Golf Course*



TOTAL FLOOR AREA: 3058 sq.ft. (284.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# HALLIDAY HOMES

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*Collection*

## ALL ENQUIRIES

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