

# 1 Lade Court, Linlithgow

West Lothian





*Collection*

WELCOME TO  
**1 Lade Court, Linlithgow**

*Located on one of Linlithgow's most sought-after addresses, this striking five-bedroom detached villa sits on an expansive plot offering exceptional space and privacy. The property combines the convenience of nearby local amenities with a tranquil, secluded setting, creating an ideal family home that will appeal to a wide range of discerning buyers.*



*5 Beds | 3 Baths | 192m2*

# THE HOUSE

*This stunning home spans across two floors, offering flexible and spacious accommodation perfect for family life. The ground floor welcomes you with an entrance hall that provides access to all downstairs rooms. The impressive front-facing living room features a large bay window and French doors opening onto the private rear garden. Its generous proportions accommodate various furniture layouts, while a gas fireplace with marble hearth and mantel creates an elegant focal point.*

*Adjacent to the hallway, a comfortable sitting room offers an intimate retreat, while the open-plan kitchen and dining area is the heart of the home. The dining space, thoughtfully extended by the current owners, includes patio doors that seamlessly connect indoor and outdoor living, complemented by two skylights that bathe the area in natural light. The ground floor also comprises a front-facing office with feature fireplace, a fifth bedroom, and a practical utility room with rear access, complete with space for a washing machine and tumble dryer. A convenient downstairs W.C. completes this level. The first floor comprises four generous double bedrooms, two equipped with en-suite facilities. Both en-suites feature white three-piece suites including shower, wash basin and W.C., with the master en-suite additionally fitted with a bathtub. The rear-facing family bathroom features a full suite including a bathtub, walk-in shower with both rainfall and handheld shower heads, vanity unit with integrated wash basin, and W.C.*





## STRIKING IMPRESSIONS

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# THE HEART OF THE HOME





# A CLOSER LOOK







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H O M E S

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**ALL ENQUIRIES**

Halliday Homes

Telephone: +44 (0)1506 535500

Email: [info@hallidayhomes.co.uk](mailto:info@hallidayhomes.co.uk)

Website: [hallidayhomes.co.uk](http://hallidayhomes.co.uk)

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