

# 2 Listloaning Road

LINLITHGOW BRIDGE, LINLITHGOW, EH49 7QT



*Rarely available, four-bed end-terraced property  
with downstairs master ensuite and driveway*



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McEwan Fraser Legal is delighted to present Listloaning Road to the market. This beautifully presented and substantially extended family home offers a fantastic opportunity to acquire a spacious and well-designed property in a desirable location. Boasting a welcoming exterior with a large driveway, the home immediately impresses with its generous parking space and attractive kerb appeal.

# THE LIVING ROOM



Inside, the spacious living room is a versatile space, bathed in natural light from the large front-facing window, allowing for a variety of furniture configurations to suit any lifestyle.



# THE KITCHEN



The heart of the home is the stylish and well-equipped kitchen, complete with ample storage, sleek worktops, and modern appliances, offering the perfect setting for both everyday cooking and entertaining.





A real highlight of the property is the ground-floor bedroom, which benefits from its own ensuite shower room, making it ideal for guests, multi-generational living, or as a luxurious primary suite.

# BEDROOM 1





Upstairs, the property continues to impress with a selection of well-proportioned bedrooms, including two with built-in wardrobes for optimal storage. The L-shape wardrobe in the dressing area of bedroom 2 will also remain. A bright and contemporary family bathroom completes this level, offering a fresh and modern space for relaxation.

## THE BATHROOM





# BEDROOM 2



# BEDROOM 3





# BEDROOM 4





Outside, the rear garden is a fantastic wraparound space, offering both privacy and practicality. With a decked seating area and ample room for outdoor activities, it is the perfect extension of the living space, ideal for summer gatherings or peaceful enjoyment.

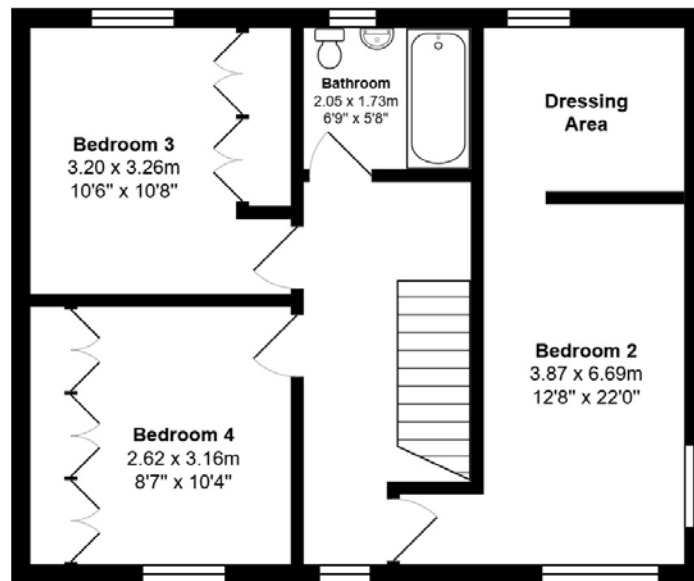
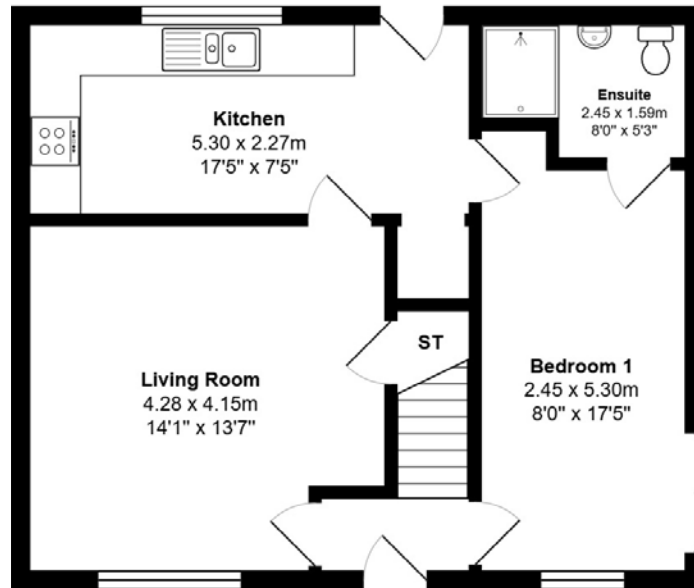
This superb home combines space, style, and functionality in a sought-after setting, making it a must-see for those looking for a flexible and well-maintained property with fantastic outdoor and indoor living options. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

# EXTERNALS



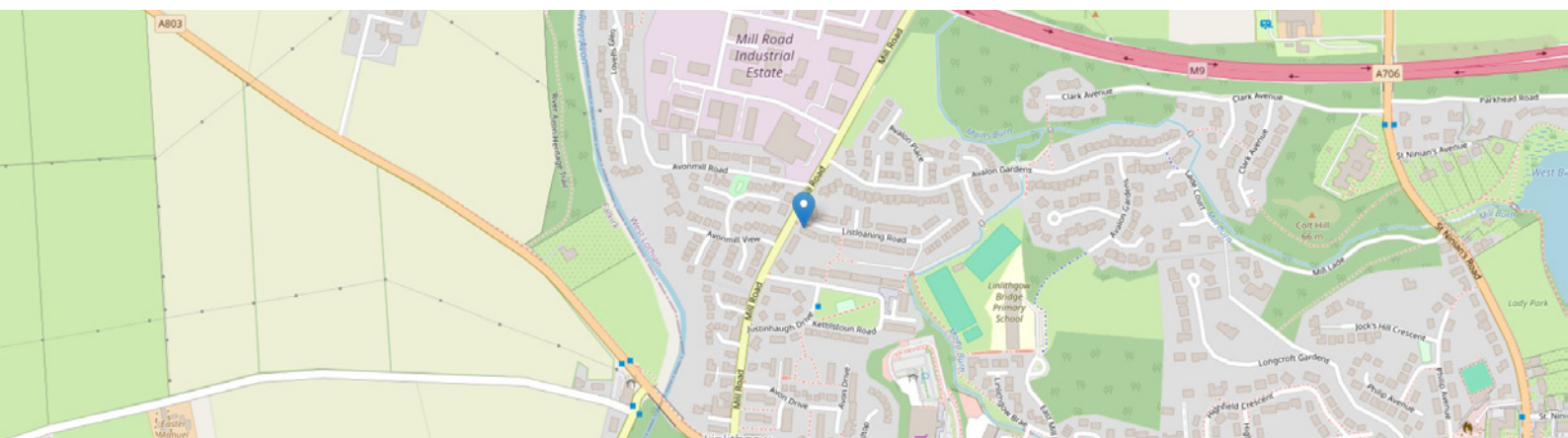


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Linlithgow is a highly sought-after historic town in West Lothian, offering the perfect blend of charm, convenience, and community spirit. Steeped in rich history, the town is best known for Linlithgow Palace, the birthplace of Mary, Queen of Scots, which sits proudly by Linlithgow Loch, providing stunning scenery and a wealth of outdoor leisure opportunities. The town is well-connected, with Linlithgow Railway Station offering direct links to Edinburgh, Glasgow, and beyond, making it a prime location for commuters seeking a peaceful yet accessible setting.







The town boasts an array of excellent amenities, including independent shops, cafes, restaurants, and supermarkets, catering to all daily needs. The local high street retains a traditional charm while offering modern conveniences, and residents benefit from a strong sense of community with regular events and festivals throughout the year.

Education is a key attraction in Linlithgow, with its schools consistently ranking among the best in Scotland. Linlithgow Academy is one of the top-rated secondary schools in the Lothians, renowned for its outstanding academic performance and extracurricular opportunities. The town also offers a selection of excellent primary schools, making it an ideal place for families looking for quality education within a supportive community.

For outdoor enthusiasts, Linlithgow offers picturesque walks along the Union Canal, tranquil green spaces, and various sporting facilities, including golf courses, tennis courts, and local clubs catering to all interests. Whether enjoying the scenic surroundings, engaging in community life, or benefiting from its outstanding transport links and top-tier schooling, Linlithgow is a location that truly has it all.

The M9 gives swift and easy access to Edinburgh and throughout the central belt. For those seeking an alternative method of transport, Linlithgow has its own railway station with frequent services, and an approximate travel time of fifteen minutes into Edinburgh and thirty-five minutes into Glasgow.



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