



1 HAINING VALLEY STEADING

WHITECROSS, LINLITHGOW, WEST LoTHIAN, EH49 6LN



The village of Whitecross is located approximately five minutes drive from the larger town of Linlithgow. Steeped in history, The Royal Burgh of Linlithgow, the birthplace of Mary Queen of Scots, is characterised by its 15th Century palace, majestically situated in the centre of Linlithgow, beside the 15th Century St Michael's Kirk, and

overlooks the peel (park) and loch. The loch has been designated a Site of Special Scientific Interest.

Linlithgow boasts impressive amenities, including a modest retail park, supermarkets, a public library, health centre, leisure centre, pubs, and restaurants. The Union Canal, Linlithgow

Loch, Beecraigs and Muiravonside Country Parks offer scenic walks, watersports, and other outdoor activities, while the town hosts several sports clubs. Approximately seventeen miles west of Edinburgh and thirty-six miles east of Glasgow, Linlithgow is an ideal commuter base and benefits from immediate access to the motorway and mainline rail links.

McEwan Fraser Legal is delighted to present this fantastic four bedroom steading conversion to the market. The property comprises over 200m² of internal accommodation on two floors and is presented to the market in superb internal condition with an excellent kitchen and bespoke Kohler bathrooms. Viewing is absolutely essential to fully appreciate the size and quality on offer within.

Haining Valley Steading and the detached farmhouse are surrounded by open countryside and offer a tranquil and relaxed setting while still having easy access to local amenities and excellent transport links. No.1 occupies the full western edge of the steading and comes with a mature private garden overlooking Manuel Burn and the open farmland beyond. Internal accommodation runs to three public rooms, large kitchen, utility room, master suite, three further large double bedrooms, family bathroom and cloakroom. The property also enjoys allocated parking spaces, double glazing and a mix of gas central heating (LPG) and underfloor heating.

The ground floor accommodation houses the master bedroom and the majority of the entertaining space. Entering the property, you find a wide welcoming hallway. L-shaped, the hallway gives a natural separation between the master suite and the entertaining space. There is integrated storage, a lovely Kohler WC with underfloor heating and a custom stained glass window. The ground floor public rooms are a generous dining room and a dual aspect lounge which opens onto the garden. The high-quality kitchen is adjacent to the lounge. The kitchen comprises a generous range of base and wall mounted units formed around a range style cooker and Belfast sink. Granite work surfaces give a lovely quality feel to the finish. Fridge freezer and dishwasher are integrated while an adjacent utility room gives extra storage and houses the laundry facilities.







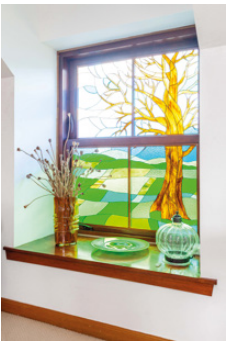
THE MASTER BEDROOM



The master bedroom, with en-suite bathroom, is simply beautiful. Illustrated with a seven-foot emperor bed, the master bedroom is full of natural character and there is ample space for a range of free standing furniture to complement the integrated wardrobes. Of almost equal size is the attached en-suite bathroom. Custom designed by Kohler, the en-suite really needs to be seen to be believed. Finished in a wet room style with underfloor heating, the en-suite boasts a contemporary free standing bath, his and hers sink and an integrated mains shower.



WC



Climbing the stairs, a broad landing gives access to the main living room, three large bedrooms and the master bathroom. Immediately at the top of the stairs, the main living room is bright, spacious and beautifully finished with stained glass and a modern stove. The floor space on offer here provides tremendous flexibility. Moving along the landing, there are well proportioned double bedrooms and a family bathroom. With free standing bath, shower and full tiling, the bathroom is finished to an exacting standard.

This is a beautiful home and early viewing is advised.



THE BEDROOMS



“
BRIGHT,
SPACIOUS
AND
BEAUTIFULLY
FINISHED
”



SPECIFICATIONS

FLOORPLAN, DIMENSIONS & MAP

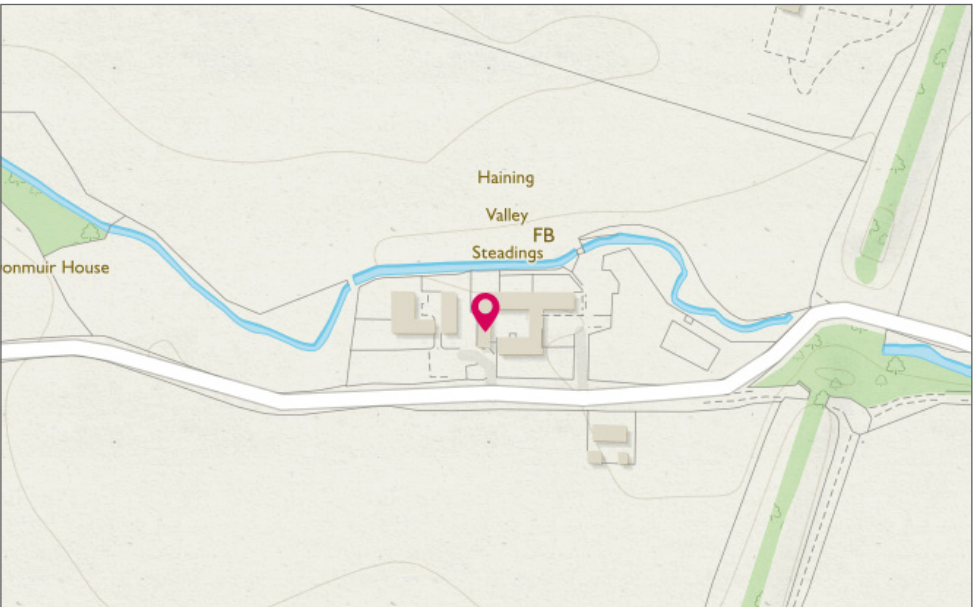


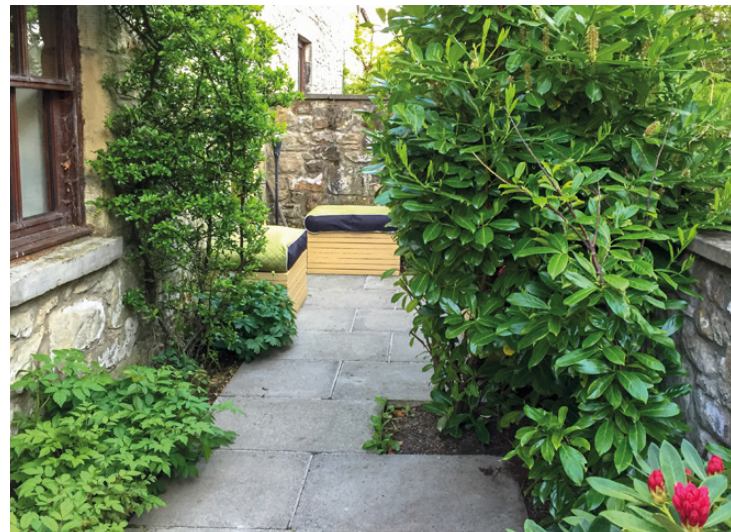
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.50m (18'1") x 4.60m (15'1")
Kitchen	3.82m (12'6") x 3.69m (12'1")
Utility	2.56m (8'5") x 2.24m (7'4")
Dining Room	4.09m (13'5") x 3.32m (10'11")
Master Bedroom	4.64m (15'3") x 3.92m (12'10")
En-suite	5.30m (17'5") x 4.64m (15'3")
WC	2.10m (6'11") x 1.49m (4'11")

First Floor	
Living Room	9.46m (31') x 4.56m (15')
Bedroom 2	6.29m (20'8") x 4.83m (15'10")
Bedroom 3	5.17m (17') x 3.94m (12'11")
Bedroom 4	3.37m (11'1") x 2.84m (9'4")
Bathroom	2.90m (9'6") x 2.84m (9'4")

Gross internal floor area (m²): 270m² | EPC Rating: D





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