



32D MANSE ROAD
Linlithgow, EH49 6AR



32D MANSE ROAD

Linlithgow, EH49 6AR

Stylish and sophisticated contemporary living, within a design led contemporary home, set apart by its mature and generous plot in sought-after Linlithgow.

Accommodation

Entrance Vestibule, Hall, Sitting Room, open-plan Kitchen/Dining/Living Room, Family Room/Double Bedroom 5, Utility Room, and Shower Room.

Landing, Principal Bedroom Suite with Dressing Room and Bathroom, Double Bedroom with walk-in wardrobe and en-suite Shower Room, and two further Double Bedrooms with en-suite facilities.

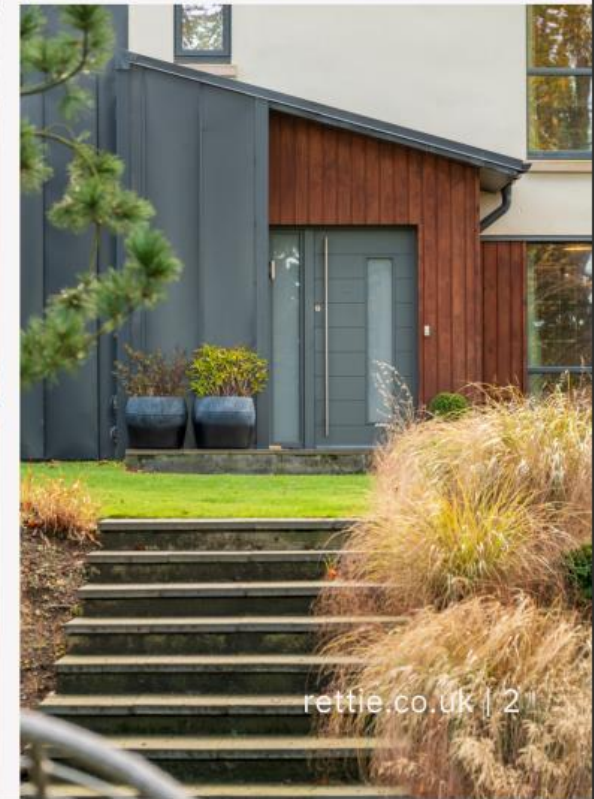
Exterior

Extensive and professionally landscaped plot, amidst the mature and leafy setting of the former grounds of Clarendon House.

Smart paved driveway, accessed via a sliding electric gate, providing car parking and turning space for multiple vehicles.

Private two-tier garden to the front with mature broadleaf trees and South facing lawn garden to the rear, complete with outdoor kitchen, decked terrace, and a smart patio terrace adjoining glazed doors from the kitchen/dining/living room and principal sitting room.

Stylishly converted detached double garage, currently utilised as home office/studio with two sets of glazed double doors onto rear garden.





Situation

32D Manse Road is situated in a sought-after location in the ancient town of Linlithgow, in the former grounds of Clarendon House. Standing in manicured garden grounds, the setting affords the house with a high degree of privacy, while offering all the benefits of town living - being within easy walking distance of all of Linlithgow's amenities.

Linlithgow's position in Central Scotland, within commuting distance of both Edinburgh and Glasgow, has earned it enduring popularity. It sits in one of the most historic areas in Scotland, surrounded by landmarks such as Blackness Castle, Linlithgow Palace, St Michael's Church and Linlithgow Loch. The town has a strong sense of community and a thriving centre for daily shopping, where four supermarkets and a number of independent retailers cater for everyday needs.

For the outdoor enthusiast, Beechraigs Country Park is located c. 3 miles south of Linlithgow and provides a range of leisure and recreational interests within its 370 hectare (913 acre) estate. The town itself offers recreational pursuits including golf, fishing, tennis, rugby, and water sports. It also has a network of local cultural and musical organisations and annual events including the Folk Festival, Children's Gala Day and the Linlithgow Marches.

Linlithgow is a popular location due to its convenient road and rail links. Edinburgh City Centre is approximately 20 miles away by car and the M8, M90 and M9 motorways are close by. There is also a railway station within walking distance, with services to Edinburgh, Glasgow and Stirling. Edinburgh Airport is approximately 13 miles away by road.

There are several nursery and primary schools in Linlithgow and Linlithgow Academy has an excellent reputation. All of Edinburgh's leading independent schools are within commuting distance and Clifton Hall is only a few miles away. Dollar Academy runs a bus from Linlithgow as do many of the Edinburgh private schools..



General Description

32D Manse Road is a fine example of a contemporary family home, wherein high-quality fixtures and luxury finishes have been utilised to create aspirational living accommodation, affording a superb level of modern comfort and convenience. Completed in 2020, the architect designed house affords approximately 2798 sq ft of light-filled and impeccably presented accommodation, with contemporary elegance and all the performance credentials one would anticipate of a luxury 21st Century home.

The property forms part of an exclusive enclave of high end homes, developed within the former grounds of Clarendon House - an illustrious period mansion house, once the centrepiece of a landed estate. Occupying an enviable plot within the mature and leafy pocket, 32D Manse Road has an edge-of-village style setting, with elevated views across undulating farmland to the South, while being within easy walking distance of Linlithgow's amenities, including its train station and vibrant principal thoroughfare.

Accessed via a sweeping shared private driveway off Manse Road, the approach to the house impresses a genuine sense of arrival, culminating in a smart, paved driveway, which rises to the foot of a statement, sliding electric gate. Beyond the entrance, the striking angular exterior of the house has a contemporary yet timeless aesthetic - its façade finished with crisp render, accented by attractive cladding and thoughtful lighting.

Internally, the house affords approximately 2798 sq ft. of light-filled and well-crafted accommodation, which superbly aligns with modern lifestyle trends - incorporating the open-plan living space, so coveted by contemporary households today. In addition, the detached garage has been converted to provide 309 sq ft of versatile space, currently utilised as a stylish home office/studio. Notably, the proportions of the rooms are of a scale rarely found in modern homes, with elevated ceiling heights which enhance the impression of space, and the accommodation is appointed with a copious volume of inbuilt storage.

The house's impeccably presented interior features a well-coordinated collection of finishes, including high quality floor tiling and plush carpeting, as well as designer wallpaper, and the elevated specification includes high end oak-finished doors, a tasteful lighting design, and integrated speakers - compatible with a Sonos, multi-zone sound system. The multitude of modern conveniences also includes a wet under floor heating system on the ground floor and double glazed windows.

The commanding main door into 32D Manse Road opens into a generous entrance vestibule, with stylish grey stone effect floor tiling and a towering fitted cloaks cupboard.





The statement main hall serves as a wonderful centrepiece to the ground floor accommodation and exudes contemporary opulence, due to its size and style. The space is flooded with natural light from a remarkable contemporary cupola above the first floor landing and is governed by a beautiful staircase, rising to the galleried landing on the first floor, which features oak treads and a double bullnose curtail step, as well as a splendid balustrade fashioned from oak and glass.

The sitting room is a handsomely proportioned reception space, showcasing vast floor-to-ceiling windows overlooking the private garden to the rear. A wall of exceptional Christian Lacroix wallpaper provides an eye catching focal point to the room, while a woodburning stove fosters atmosphere. The generous fenestration invites alfresco living and entertaining, incorporating a large sliding glazed door onto a smart South-facing patio terrace.

Ideal for both sociable day-to-day living and entertaining larger parties, when occasion demands, the open-plan kitchen/dining/family room is a free-flowing, flexible living space, which easily accommodates a formal dining table and a full lounge suite. It also has a set of patio doors inviting out to the south-facing patio terrace in the rear garden. The design-led kitchen itself showcases an array of stone effect wall and floor units, including a striking central island, accented by recessed lighting and silestone work surfaces. Marrying style and function, it is well-equipped with ergonomic culinary storage, such as pan drawers, and a comprehensive range of integrated appliances, including a pair of Neff ovens, a gas hob positioned atop the island, and an integrated fridge/freezer, as well as a dishwasher.

There is a further comfortable public room on the ground floor, which is currently utilised as a family room but was originally proposed as a double bedroom and is fitted with a wardrobe style fitted cupboard.





Functional utility and pragmatism are also at the fore of the house's design and, as such, it also features a sizeable utility room, well-suited to the rigmarole of family living, with an exterior door from the side of the house and a further array of integrated wall and floor units, which house space for an American style fridge freezer, a washing machine, and a tumble dryer. The ground floor accommodation is completed by a spacious shower room, which is presented to a high standard with neo-Victorian style tiling and has a large shower enclosure, a WC, a heated towel rail and an attractive vanity unit, complete with a wash hand basin and drawer.

On the first floor, the bright galleried landing is lent a wealth of natural light via the cupola above the stairwell, which features a 7-pane skylight. Each set behind tall sliding doors, the landing also has a pair of inbuilt double cupboards - one providing excellent storage and the other housing the hot water tank.

The sumptuous principal bedroom suite is a particular highlight of the accommodation at 32D Manse Road. It incorporates: a spacious and double-aspect bedroom with a wall of floor-to-ceiling triple wardrobes; a walk-through dressing room with ergonomic wardrobe storage and a dressing table; and a luxurious ensuite with accent lighting, a beautiful free-standing bath tub set in front of a feature wall with a horizontal sweep of stone effect tiling, a large shower enclosure with both rainfall and handheld attachments and a recessed shelf, twin wash hand basins set on a vanity unit with in-built drawers, a WC, and a heated towel rail.

The second, third, and fourth bedrooms are all generous double rooms, all benefiting from en suite shower rooms finished to a similarly discerning standard - completed with quality tiling, a heated towel rail, a wash hand basin, and a WC. One of the bedrooms also has a walk-through wardrobe, while the other two bedrooms have integrated double wardrobes.

The plot at 32D Manse Road befits the stature and quality of the house and is of a size and maturity which is seldom found with properties of its age. Designed and planted by a professional landscape gardener, the gardens feature well-stocked herbaceous borders, populated with a wide ranging variety of specimen plants, trees, and shrubs, selected to provide year round colour and interest. The garden to the front of the property is a particular asset and is lent an abundance of character and a sense of longevity by a trio of great broadleaf trees. It is set out in two tiers - a sweeping lawn terrace stretching across the width of the house and driveway, set below a formal embankment, a glorious and private lower tier stretching away from the house. The latter benefits from a series of gravelled areas specifically designed to allow for alfresco living amidst the verdant and secluded setting - each one positioned to catch the sun at different times of day.

The garden to the rear of the property features a stretch of lawn and is afforded a high level of privacy via tall timber fencing. In addition to the patio terrace which margins the Southerly elevation of the house, it features an excellent outdoor kitchen fitted with a run of base unit and space for a BBQ, as well as a timber decked area which is ideal of a hot tub. There is also a garden shed.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettle Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH.

Tel: 0131 220 4160. .

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH49 6AR.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The hot tub may be available by way of additional negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water and Electricity, Shared Private Drainage System connecting to Mains Drainage. Air Source Heat Pump for heating and hot water systems. Roof-mounted Solar PV Panels (TBC).

Burdens

Council Tax Band - G

EPC Rating Band

TBC

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

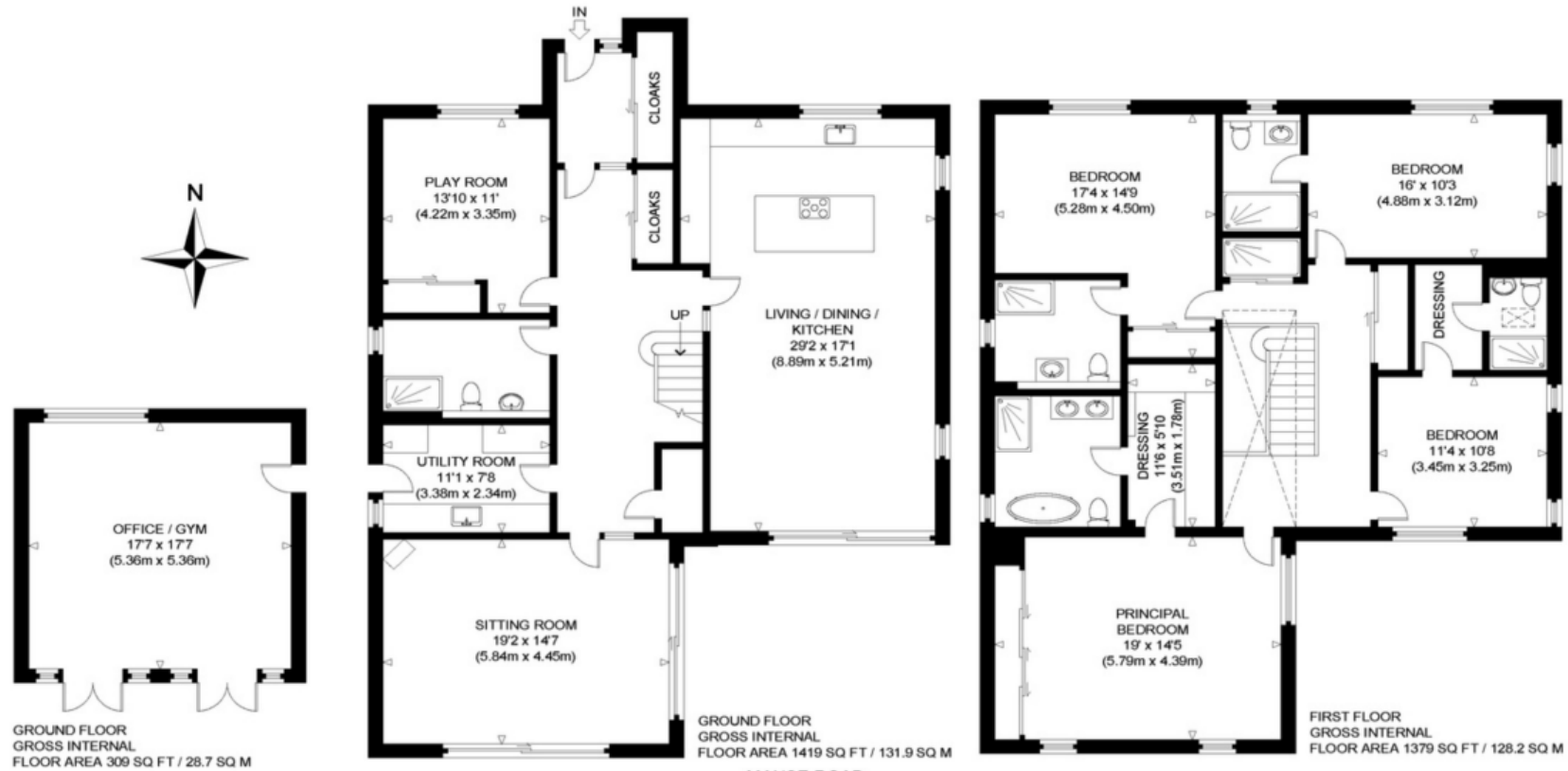
Offers should be submitted in Scottish Legal Form to the selling agents Rettle Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.











NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2798 SQ FT / 260.2 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 309 SQ FT / 28.7 SQ M
 TOTAL COMBINED FLOOR AREA 3107 SQ FT / 288.9 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
 Edinburgh
 EH3 6DH

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary





RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.