



## SOUTHERNKNOWE

*Friars Brae, Linlithgow, West Lothian, EH49 6BQ*







## SOUTHERNKNOWE, Friars Brae, Linlithgow, West Lothian, EH49 6BQ

**A handsome period villa secluded within an enviably private plot on Linlithgow's sought-after Friars Brae, which provides a wealth of generously proportioned accommodation, with a wide range of original period details.**

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room with Pantry, Cloakroom/WC, Utility Room, Rear Hall, and WC.

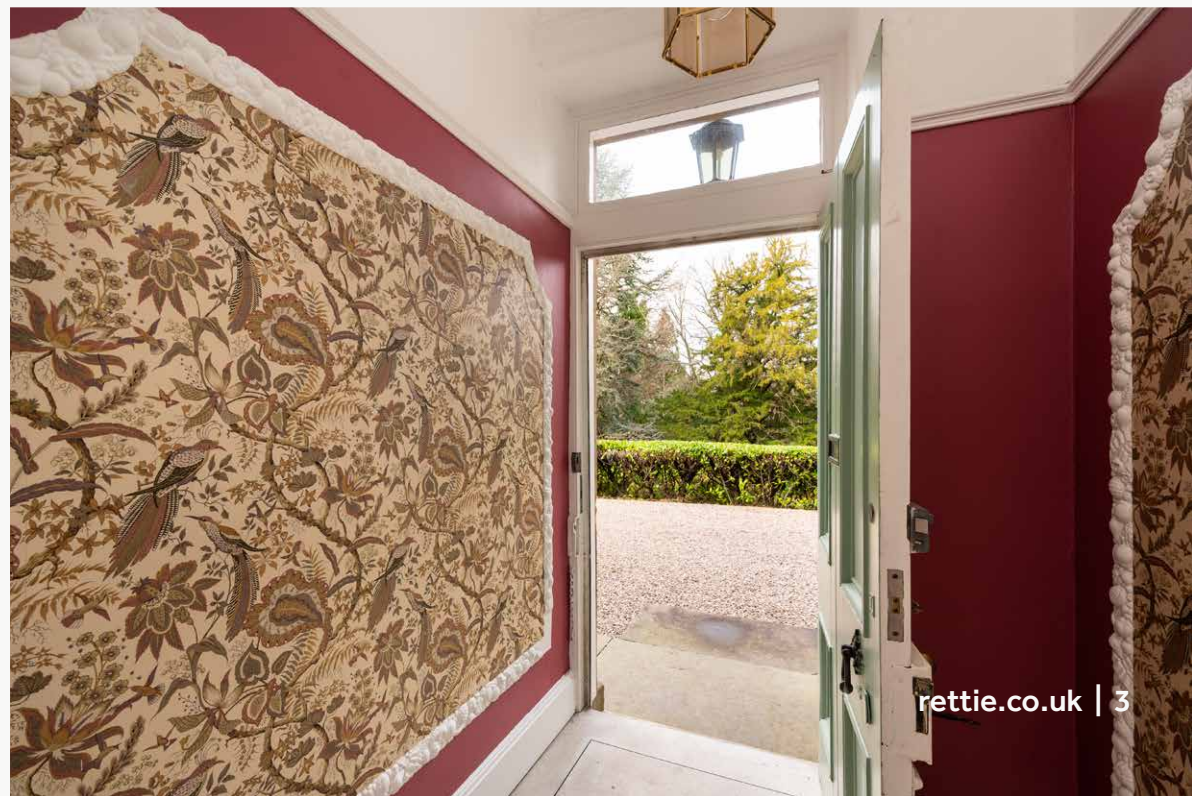
**First Floor:** Landing, Principal Bedroom, three further Double Bedrooms, Dressing Room/Nursery, Bedroom 5, Study/Single Bedroom, Family Bathroom and separate WC.

### Exterior:

Generous plot bounding house on all sides and accessed off Friar's Brae via a stone pillared entrance.

Private tarmacadam driveway leading to spacious gravel sweep to front of the house, with ample room for multi-car parking and turning, and on to further parking area to the rear of the house and garage.

Landscaped and mature garden with a high-level of privacy, manicured lawns, and well-stocked herbaceous borders. At the rear of the house there is a former stable block housing a garage and workshop. Coal/garden store.









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## Situation

Southernknowe is situated in a sought after location in the ancient town of Linlithgow, in a particularly private plot off Friars Brae. Taking its name from the medieval Carmelite Friary which once stood to the West, the long coveted and leafy residential street is set within the Upper Linlithgow and Union Canal Conservation Area and is characterised by its succession of desirable private homes. Bounded by Rosemount Park to the East, the property's plot on Friars Brae affords the house a high degree of privacy, while offering all the benefits of town living - being within easy walking distance of all of Linlithgow's amenities, including its station, and allowing for quick access to Edinburgh Airport.

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 Linlithgow Palace, St Michael's Church, Linlithgow Loch and nearby Blackness Castle. The town has a strong sense of community and a thriving centre for daily shopping. The High Street hosts an eclectic mix of independent retailers, cafés, and bars/restaurants and there are four supermarkets. 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.

For the outdoor enthusiast, the Union Canal which passes through Linlithgow is adjoined by a renowned walking and cycling path, extending from Falkirk to the West to Edinburgh in the East, and Beecraigs Country Park - located c. 3 miles south of Linlithgow - 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.

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 good commuter 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 dedicated bus service from Linlithgow, as do many of the Edinburgh private schools.

## General Description

Southernknowe is a rarely available, detached period villa which stands within its own spacious plot on Friar's Brae. Built in 1856, it was the manse for St Ninian's Craigmalen Church until 1954. It affords approximately 3925 sq. ft. of living accommodation, defined by splendid period features and the generous proportions synonymous with dwellings of its period and stature.

The property is set off the sought after residential street beyond a delightful, terraced garden and afforded a high level of privacy by an established screen of mature trees and shrubs, including traditional yews. Impressing a sense of arrival, the statuesque sandstone façade of Southernknowe presides proudly over the front garden from an elevated position and is finished with a slate roof and masonry details including a decorative stone finial and quoins.









Internally, the home has numerous period features including handsome coricing, dado and picture railing, and high skirting boards. The three elegantly proportioned public rooms are lent character by fireplaces, while the hall features a distinguished period staircase, with an ornamental cast iron balustrade and a continuous mahogany handrail finished with a volute, as well as a bullnose curtail step. Notably, the interior showcases vintage wallpaper with William Morris and Sanderson designs. In keeping with the home's heritage, the kitchen is home to a traditional Rayburn range and there is a walk-in pantry, while to the rear of the house the former service quarters retain a secondary staircase providing access to a charming fifth bedroom and a study/sixth single bedroom on the first floor.

Accessed through a stone-pillared entrance, the driveway of Southernknowe is finished with a tarmacadam surface and winds up to the house and leads onto an extensive blonde gravel sweep, which extends across the principal elevation and provides ample room to park and turn multiple vehicles. To the South of the house, the tarmacadam driveway continues towards a set of wrought iron gates, which provide access to the rear of the plot, where there is further driveway for parking and turning, a patio terrace with a southerly aspect, and the former stable block containing a garage and a sizeable workshop. There is a wrought iron pedestrian gate on the north side of the garage which means the rear garden can be enclosed from the front of the plot, for the benefit of children and dogs.

A charming Victorian-style lamp hangs above the main door, which opens into a welcoming entrance vestibule, where terrazzo floor tiling and a pair of wall reliefs featuring vintage wallpaper nod to the house's heritage. Beyond a pair of impressive double doors inset with glass panels, the main hall is striking in both its proportion and decoration, with the beautiful period staircase, a corbelled archway, and dado railing, as well as statement vintage wallpaper ('Suva' design by Sanderson). A towering stair window floods the space with natural light.

In a traditional layout, there are a trio of very handsomely proportioned public rooms positioned off the hall, which offer flexible accommodation elevated by period finishes. The drawing room is dual aspect with a tall, tripartite window framing an attractive and private outlook over the front garden and a second tall sash and case window overlooking the charming lawn garden to the side of the house. It is adorned with classic coricing, picture railing, and a traditional chimneypiece which is fitted with a living flame gas fire and finished with a tiled hearth and insert. Its wallpaper is an interpretation of William Morris' original "Vine" design from circa 1874. The sitting room is a versatile and atmospheric public room with stripped pine doors and skirting boards, a tall window providing an outlook over the front garden, a press cupboard, and a decorative fireplace with a tiled mantelpiece and surround. Finally, the formal dining room is a particularly distinguished reception space, which is ideal for entertaining larger parties. It is decorated with delicate period ceiling detailing and vintage wallpaper, as well as dado railing, picture railing, and coricing. There is also a tall, tripartite window with an outlook into the formal side garden, a press cupboard, and a traditional service hatch into the kitchen.

The remaining ground floor accommodation is accessed via an inner vestibule accessed off the hall, which has doors into the kitchen. There is a convenient cloakroom under the stairs and a separate WC and wash hand basin. The kitchen is generous in size, providing ample room for a dining table, and is fitted with classic Miele wall and floor units, incorporating display cabinets, a stainless-steel sink and draining board, a Miele dishwasher, and an electric cooker with a double oven, grill, and four-ring hob. Of note, the kitchen showcases a gas fired Rayburn range, which both instils a sense of atmosphere and provides two hotplates and a pair of ovens. The Rayburn also powers the central heating and hot water systems. The kitchen's culinary storage is supplemented by an adjoining walk-in, shelved pantry and an additional shelved press cupboard containing the service hatch into the dining room.

Off the kitchen, there is a hallway leading to the utility room and the rear hall. The utility room is well-proportioned for the rigmarole of family living and houses a freestanding Liebherr fridge, a Miele washing machine, and a second sink/draining board set on a storage cabinet. The rear hall functions as an informal entrance into the house, with an exterior door providing access from the rear driveway. It is adjoined by a traditional gardener's WC and features the secondary staircase leading up to a fifth bedroom and a study/single bedroom.

The main staircase to the first floor rises to a remarkably spacious landing, which has ample room for occasional furniture and is elevated by coricing, dado railings, and vintage wallpaper. There are four generously portioned double bedrooms off the landing, each of which has its own individual charm. The principal bedroom is a particularly spacious, dual-aspect room which features a tall window with an exceptional, far-reaching outlook over the side garden, affording glimpses of the iconic spire of St Michel's Church and Linlithgow Palace in the distance, set against the backdrop of the undulating West Lothian countryside. It also benefits from charming wallpaper with a vintage floral motif and a pair of large, fitted wardrobes - each with double sliding doors.





The second bedroom has a window to the West with an elevated outlook over the front garden, wallpaper with a vintage pattern, a traditional recess with a lower cabinet, and a wall-mounted electric bar heater. Between the principal bedroom and the second bedroom is a large walk in store room with a west facing window which could be used as a dressing room or nursery. The third bedroom has a charming window with an outlook to the southwest and picture railing, as well as another recess with a lower cabinet and a wall-mounted electric bar heater. The fourth bedroom is currently set up as a single room but is of ample size to serve as a double or twin room. It is lent character by a recess with a lower cabinet and a former fireplace with a traditional mantelpiece.

The large family bathroom is finished with cork floor tiles and vintage wallpaper. It is appointed with: a bathtub with a tiled splash back surround; a shower cubicle, fitted with an electric shower and wall tiling; a pedestal wash hand basin, and a storage cupboard. There is a separate WC with a wash hand basin opposite the bathroom.

From the bathroom, there is a door which connects the principal first floor accommodation with the former service rooms to the rear of the house. These comprise of a study or single bedroom, which has fitted cupboards, and a small double bedroom.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH  
Tel: 0131 220 4160

##### Entry and Possession

Entry and possession will be by mutual arrangement.

##### Satellite Navigation

Postcode: EH49 6BQ

##### What3Words:

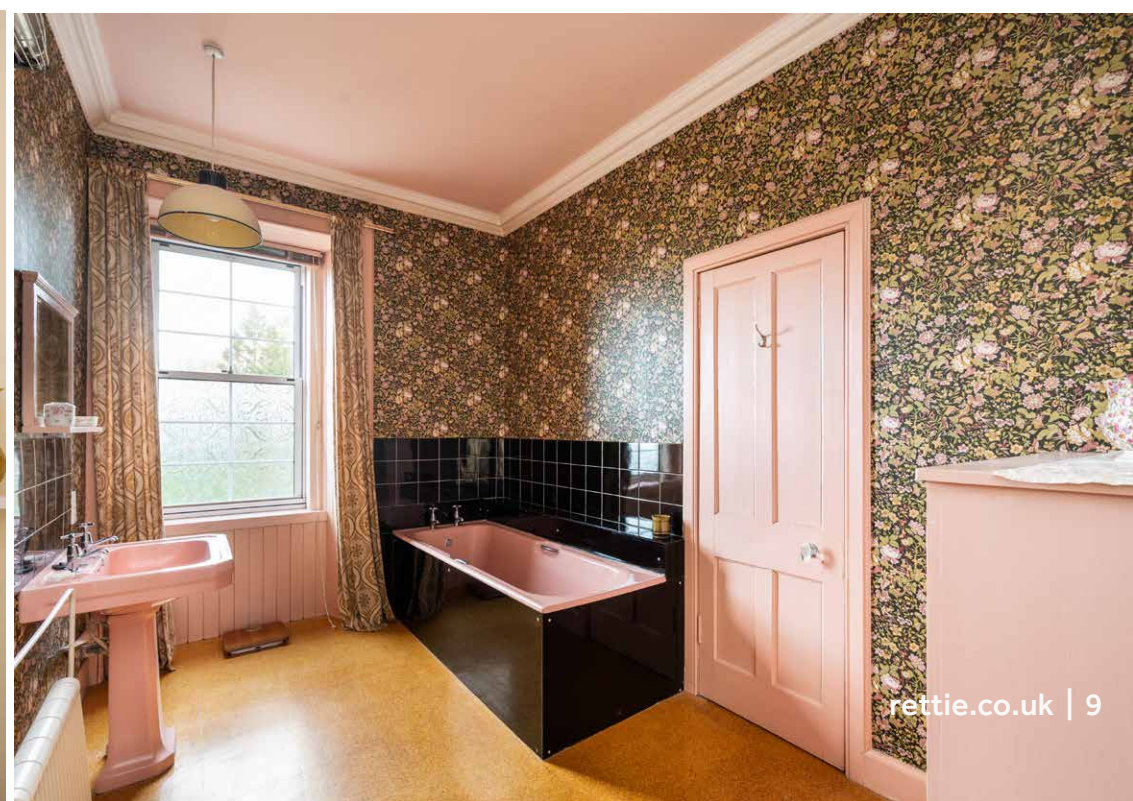
basically.solve.packages (to entrance gates).

##### Fixtures and Fittings

Only items mentioned within the sales particulars are included within the sale price, together with all curtains, blinds, and light fittings. Some items of furniture may be made available by way of separate negotiation.









### Services

Mains electricity, water, gas, and drainage. Rayburn Gas Range powers a partial central heating system and the hot water system. There are radiators connected to the central heating system in the majority of rooms and there are supplementary electric bar heaters and electric storage heaters.

**Council Tax** Band G

**EPC Rating** F

### Solicitors

Peterkin and Kidd, 6-8 High Street, Linlithgow, EH49 7AF. Tel: 01506 845 191

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 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.

### 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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, 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 he has not entered into contact in reliance on the said statements, that he has satisfied himself 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 mis-statement 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.

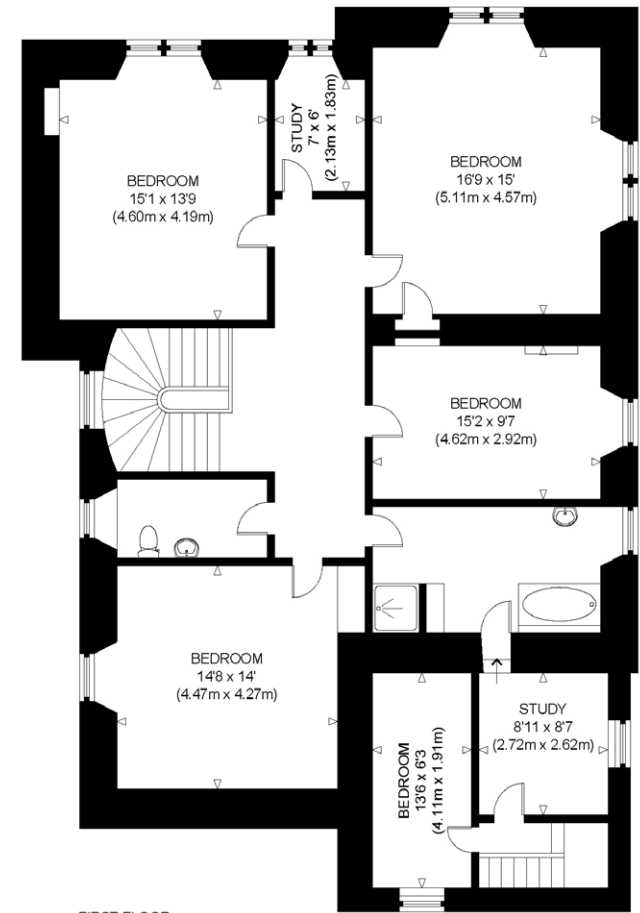
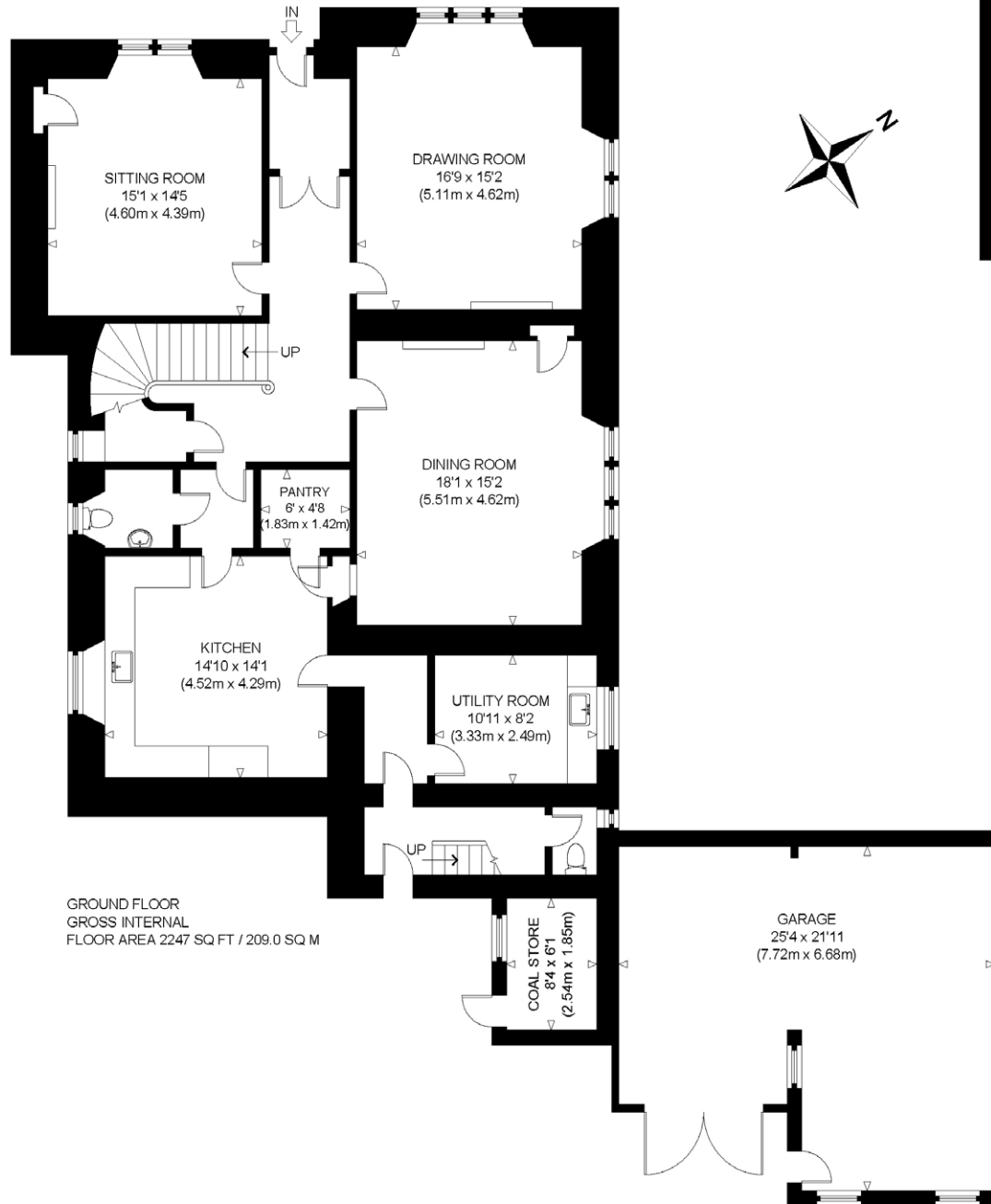
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







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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.

## RETTIE

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