



## RICHMOND HOUSE

*4 Lade Court, Linlithgow, West Lothian, EH49 7QF*







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A handsome, high-calibre family home, set within an enviable, sought-after pocket of the popular town of Linlithgow.

### Accommodation

#### Ground Floor:

Entrance Vestibule, Hall, Drawing Room, Dining Room, Study, open-plan Kitchen/Living Room, Pantry, Utility Room, Cloak Room, WC, and Gardener's Loo.

#### First Floor:

Galleried Landing with Lounge, Principal Bedroom Suite with Bathroom, Double Bedroom Suite with Shower Room, Double Bedroom 3 & 4, Shower Room with Sauna, fully fitted Dressing Room.

*Approximate Gross Internal Area: 4381 sq.ft. (403 sq. m.)*

#### Exterior:

Generous, landscaped plot accessed via gated entrance from private lane.

Spacious gravel driveway and sweep providing parking and turning space for multiple vehicles.

Detached triple garage block.

Private and professionally landscaped, terraced garden to the South of the house, with a variety of areas designed with alfresco living and entertaining in mind and positioned to catch the sun at different times of the day, including a flagstone patio with an ornamental pergola and a decked terrace.







## Situation

4 Lade Court is situated within a sought-after residential pocket of the ancient town of Linlithgow, which lies in a wooded area to the West of Linlithgow Loch. The leafy setting affords the enclave of properties an "edge-of-village" style setting, while offering all the benefits of town living, being within walking distance of Linlithgow's vibrant High Street.

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 with a comprehensive range of daily amenities, independent shops, restaurants/pubs, and several supermarkets.

For the outdoor enthusiast, there are pleasant walking trails around Linlithgow Loch, and Beecraigs Country Park is located circa 3 miles south of Linlithgow, providing a range of leisure and recreational amenities 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 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 all close by. There is also a railway station within walking distance with services to Edinburgh, Glasgow, and Stirling. Edinburgh International Airport is approximately 13 miles away by road.

There are several nursery and primary schools in Lithgow 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

Richmond House is a statement modern home, wherein quality interior finishes have been paired with luxury fixtures to afford sumptuous contemporary living with great character. The bespoke, detached property affords well-crafted and generously proportioned living accommodation on an impressive scale and superbly aligns with contemporary lifestyle trends.

Ensconced within the leafy surrounds of Lade Court, Richmond House is bounded by a spacious plot and has a sense of stature and timelessness. Borrowing from classical architecture, its distinctive red brick façade is enhanced by elegant Palladian-style windows and a columned entrance porch. From the private lane, the property is accessed via an impressive, gated entrance,, beyond which a sweeping gravel driveway arcs around to the front of the house, providing an extensive area for car parking and turning. At the foot of the driveway, there is also a detached triple garage block with three electrically operated up-and-over doors.

Internally, the impeccably presented, versatile accommodation has a relaxed elegance, lending itself to both opulent formal entertaining and comfortable, sociable daily living. The proportions of the rooms are on a scale rarely found in modern homes and interior architecture, and bespoke carpentry has been used to great effect to achieve a contemporary grandeur, as seen in the statement hall, ornate staircase, and galleried landing. The interior has been curated with a keen eye for design and attention to detail and comprises a coordinated tapestry of high-quality materials, including wooden flooring, plush carpeting, and luxury wallpaper, accented by a considered lighting scheme, handsome fireplaces, decorative cornicing, wall panelling and ceiling roses.

Sheltered by the classical porch, the main entrance to the house impresses with a sense of arrival, opening into a spacious entrance vestibule with a set of double doors that invite into the reception hall beyond. The main hall is a glorious space, governed by the graceful, ornate staircase rising to the galleried landing on the first floor. It features double doors into the drawing room and the study, enhancing its impact and creating an extensive, free-flowing area - ideal for entertaining larger parties, when the occasion demands. The ground floor's collection of three handsomely proportioned and dual-aspect reception rooms is inherently versatile, allowing for any combination of formal rooms and sociable, relaxed living spaces.









The open-plan kitchen/living room at Richmond House provides the free-flowing, multipurpose living space so popular with contemporary households, accommodating room for both a dining table and occasional lounge furniture. It is also appointed with a set of French doors leading out to the flagstone patio terrace to the South, something of a sheltered, suntrap, ideal for alfresco dining when the weather permits. The high-end kitchen itself successfully balances aesthetic appeal and functionality with a generous array of wall and floor units and a central island, accented by granite work surfaces and equipped with a range of integrated appliances, including a Hotpoint electric oven, a Miele dishwasher, and an LG American-style Fridge/Freezer. The culinary storage is supplemented by a walk-in pantry.

Off the hall, there is a deep walk-in cloak cupboard and a separate, smartly presented cloakroom with a WC.

The ground floor is well-equipped to handle the rigmarole of family living and, together with a walk-in cloak cupboard, features a smartly presented utility room finished with further ergonomic wall and floor units, a Bosch washing machine and a Cater Wash tumble dryer. Off the utility room, there is a secondary WC or gardener's loo.

On the first floor, the graceful, light-filled landing and gallery have ample room for a lounge or study area. The principal bedroom suite has been appointed to afford a sense of luxury and retreat. The bedroom is particularly sumptuously proportioned and is accompanied by a remarkable bathroom with an extra-large rain shower, a roll-top bath with ball-and-claw feet, and twin wash hand basins.

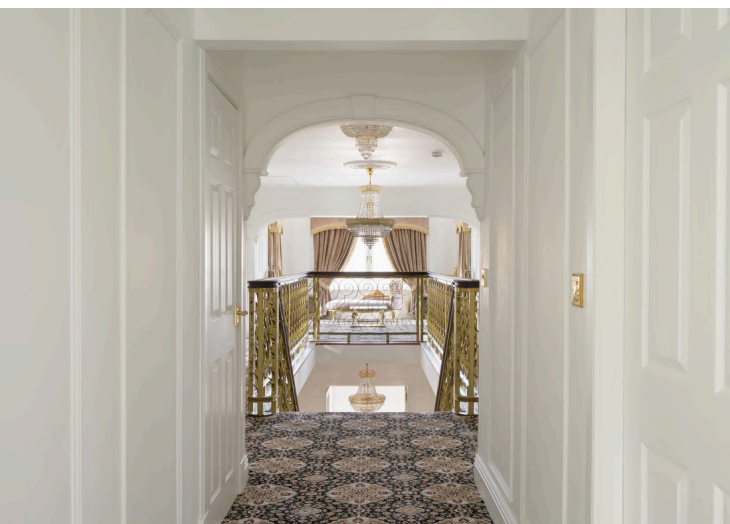
The family shower room has been finished to an equally discerning standard and has a heritage style WC and pedestal wash hand basin, a rainfall shower, and a Sauna. There are three further double bedrooms, including a second en-suite double bedroom, as well as a lavishly finished dressing room. The latter is afforded natural light through a pair of windows and is fitted with ergonomic, high-quality wardrobes that incorporate hanging storage, shoe racks, drawers, and shelving.













## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie 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 7QF..

### Burdens

Council Tax Band – H

### Fixtures and Fittings

Only the items specifically mentioned in the particulars of sale are included in the sale price, along with the curtains and blinds.

### Entry and Vacant Possession

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

### Services

Mains water, gas, electricity, and sewerage.

### EPC Rating

C

### 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 Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### 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.

### 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.





### 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:

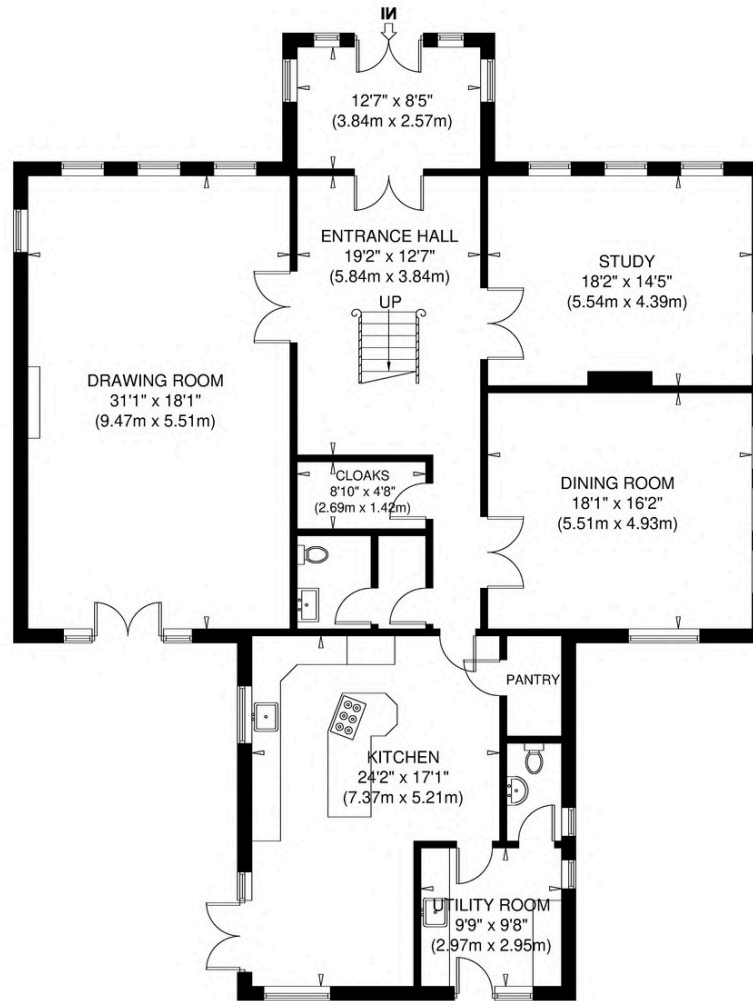
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

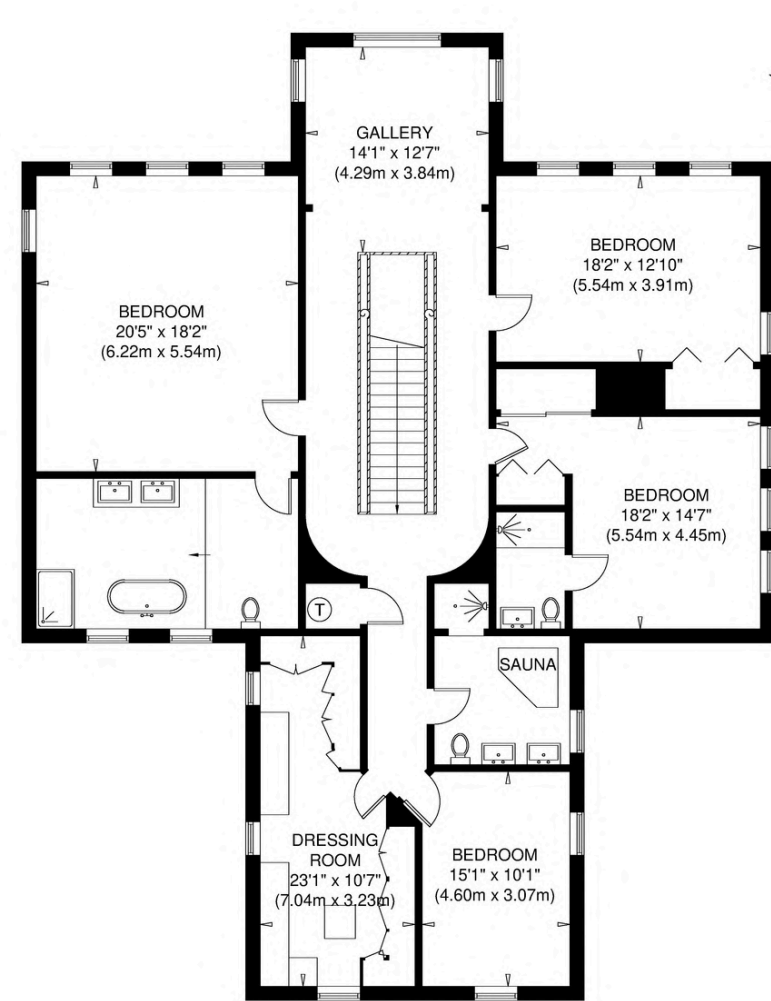
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in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







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 203.5 SQ M / 2190 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 203.5 SQ M / 2190 SQ FT



RETTIE

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mail@rettie.co.uk

11 Wemyss Place  
EH3 6DH

LADE COURT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 407 SQ M / 4381 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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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.

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RETTIE

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