

8 Haining Terrace

WHITECROSS, LINLITHGOW, WEST LoTHIAN, EH49 6LL



Two-bedroom main-door upper villa which would be ideal for first-time buyers, young professionals, or as a sound buy-to-let investment



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McEwan Fraser is delighted to present this two-bedroom main-door upper villa which would be ideal for first-time buyers, young professionals, or as a sound buy to let investment. The property is presented in good condition and benefits from a full loft conversion, two public rooms, double glazing, a driveway, and a private garden.

THE LIVING ROOM



Internal accommodation is focused on a spacious living room that is flooded with natural light and boasts contemporary décor. A fireplace creates a natural focal point and there is plenty of space for a large suite. A new owner will have plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is fitted to an exacting standard. Clever use of space sees a good range of base and wall-mounted units offer plenty of prep and storage space. The units are arranged around freestanding appliances and set against a tiled splash back. A dining room is located directly across the hall from the kitchen and has plenty of space for a full-size dining table and supporting furniture.



THE DINING ROOM





Accommodation on the entry level is completed by bedroom two, a spacious double, and the shower room which is tiled and has a window for natural light and extra ventilation. The shower room has a white suite, natural light, and a built-in shower cubicle.

THE SHOWER ROOM



BEDROOM 2





Climbing the stairs from the dining room take you to an upper-floor landing which would be the perfect spot for a desk if you need to work from home. A door leads through into the master bedroom which has two large Velux windows and ample space for a full suite of bedroom furniture.

BEDROOM 1



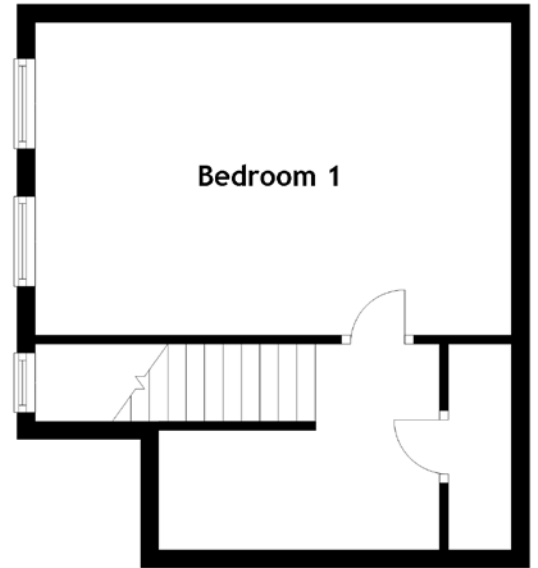
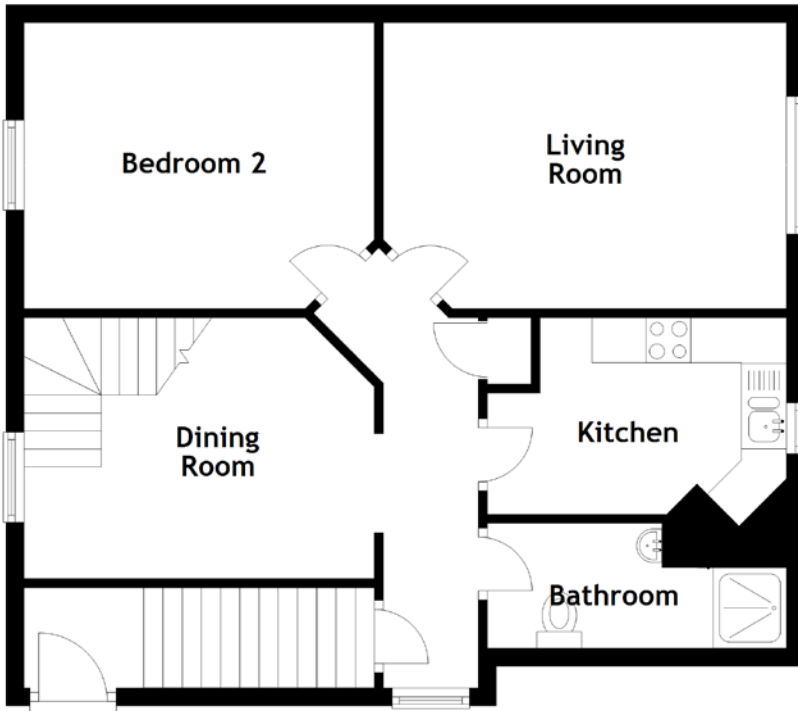


To the front, the property has a driveway. A side path leads to the main entrance and round to a section of garden that has is laid to lawn. The garden is southwest-facing making it the perfect summer sun trap.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

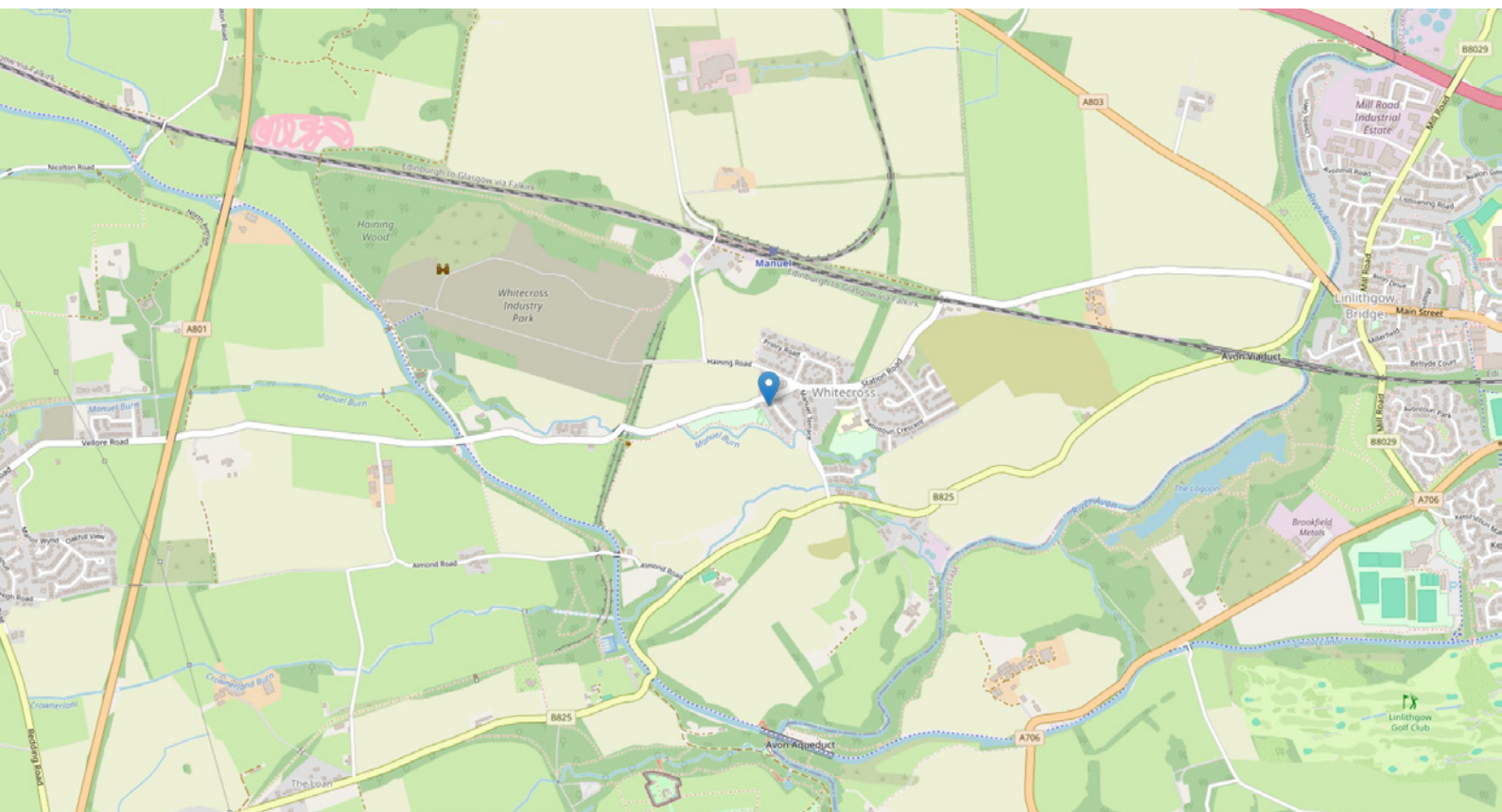


Approximate Dimensions
(Taken from the widest point)

Living Room 4.49m (14'9") x 3.18m (10'5")
 Kitchen 3.33m (10'11") x 2.68m (8'10")
 Dining Room 3.90m (12'10") x 2.90m (9'6")

Bathroom 3.03m (9'11") x 1.39m (4'7")
 Bedroom 1 5.30m (17'5") x 3.48m (11'5")
 Bedroom 2 3.90m (12'10") x 3.18m (10'5")

Gross internal floor area (m²): 90m²
 EPC Rating: E



THE LOCATION

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, a health centre, a 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.



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