



7 DYERS DRIVE

LINLITHGOW, WEST LOTHIAN
EH49 7DF

0131 573 0873
TEAMESTATE.CO.UK

ESTATE.

7 DYERS DRIVE.

This stunning detached house forms part of the prestigious Queenswood development by CALA Homes in Linlithgow and boasts five bedrooms, a large living room, a fabulous open-plan kitchen/family/dining room, and three bathrooms (plus a WC), as well as a generous, well-maintained garden, an integral double garage, and a double driveway.

GENERAL FEATURES

Detached house in Linlithgow
Part of the CALA Homes Queenswood development
Pristine, beautifully presented interiors

ACCOMMODATION FEATURES

Entrance vestibule (with storage) and hall with WC
Elegant, west-facing living room
Fabulous open-plan kitchen/family/dining room with bi-folding doors
Contemporary, fully integrated kitchen design
Separate utility room with external and garage access
Five spacious and versatile bedrooms with built-in wardrobes
Two en-suite shower rooms
Separate four-piece family bathroom
Gas central heating, double glazing, and solar panels

EXTERNAL FEATURES

Large rear garden with spacious, manicured lawn and patios
Integral double garage and private double driveway

TABLE OF CONTENTS.



04-05	The Floorplan
06-07	Welcome Inside
08-11	The Living Room
12-17	The Kitchen, Dining & Family room
18-21	The Bedrooms
22-25	The Bathrooms
26-27	Gardens & Parking
28-31	Linlithgow

ESTATE.

PROPERTY NAME

7 Dyers Drive

LOCATION

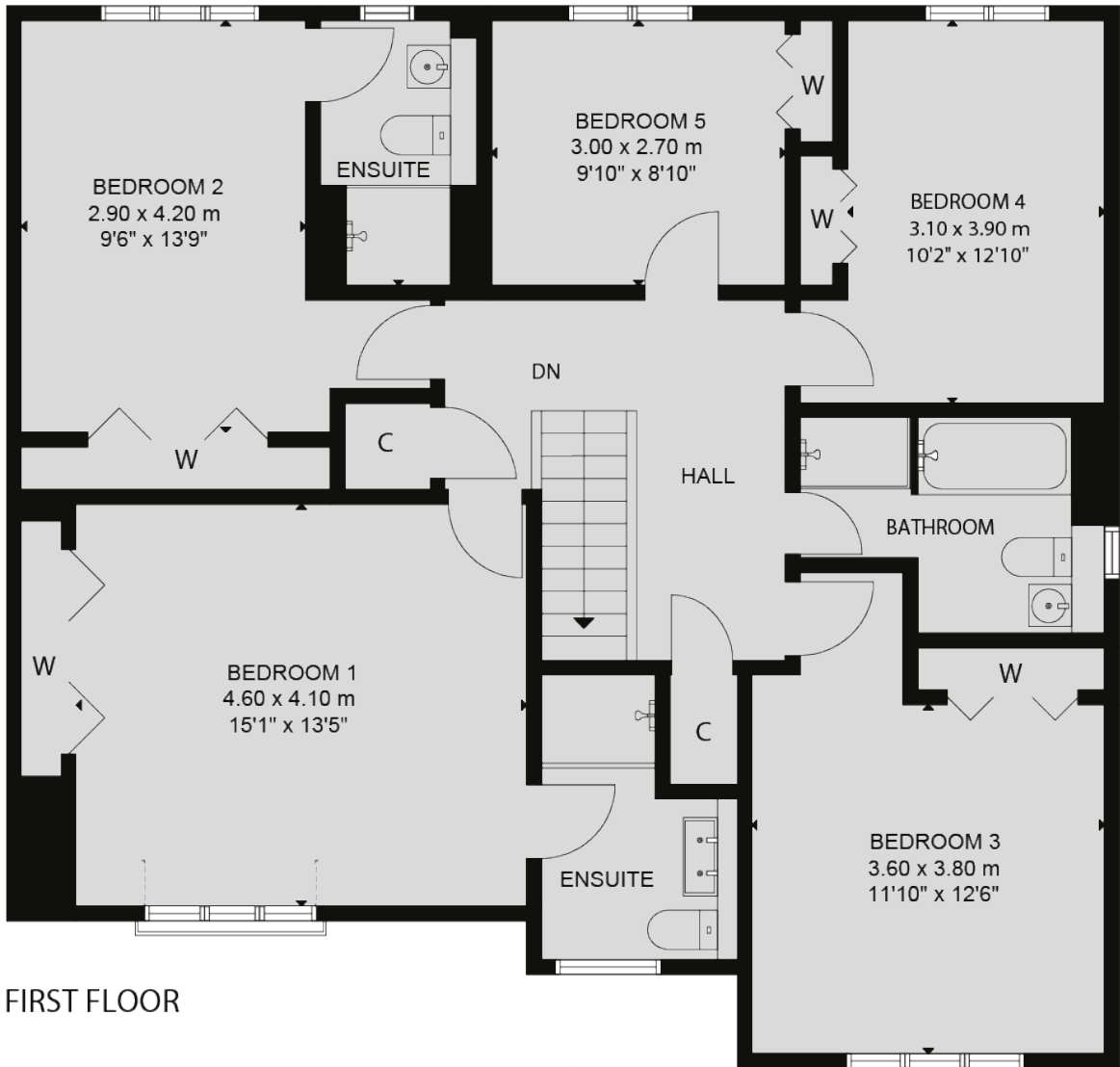
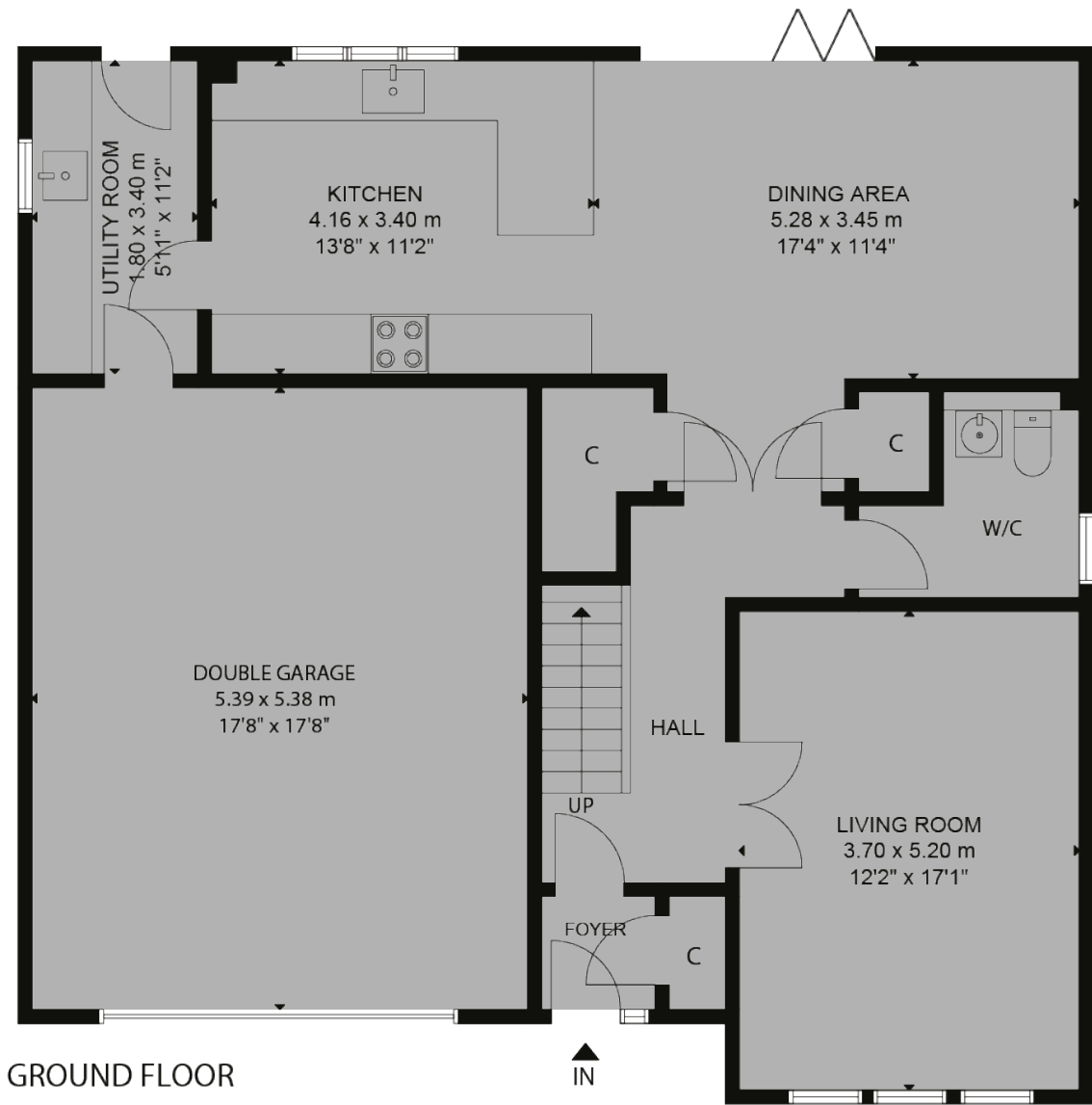
Linlithgow, West Lothian, EH49 7DF

APPROXIMATE TOTAL AREA:

195 sq. metres (2098 sq. feet)

● GROUND FLOOR ● FIRST FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.





WELCOME TO 7 DYERS DRIVE

THE EPITOME OF CONTEMPORARY LIVING

A vestibule (with storage) welcomes you into the home and leads through to a hall with a useful ground-floor WC. Here, the tone for the immaculate accommodation is set with understated décor and herringbone engineered wood flooring.



LIVING ROOM ELEGANT ROOM FOR RELAXING AS A FAMILY

Enjoying afternoon and evening light through a trio of west-facing windows, the living room continues the pared-back, sophisticated styling of the entrance areas, with a plush fitted carpet offering optimum comfort underfoot. Ample floorspace is provided for arrangements of lounge furniture.





CONTINUING THE PARED-BACK, SOPHISTICATED STYLING



OPEN-PLAN KITCHEN, FAMILY AND DINING ROOM

Undoubtedly the sociable heart of this wonderful family home and a perfect space for everyone to gather in, is the open-plan kitchen, family and dining room. Here you will find wide east-facing bi-folding doors capturing morning sun and opening onto the garden, extending the space outdoors and allowing easy alfresco dining and entertaining, especially during the warmer months!



A FABULOUS SPACE FOR THOSE WHO LOVE HOSTING





THE BREAKFAST BAR CATERS FOR MORNING COFFEE AND SOCIALISING WHILE COOKING

The kitchen itself is fitted with a wide range of contemporary, glossy wall and base cabinets, framed by plentiful workspace. There is a selection of integrated appliances, namely; a double oven, induction hob, extractor hood, fridge/freezer, and dishwasher. A utility room (with external and garage access) supplements the kitchen and provides a discreet space for laundry. Back in the kitchen, a breakfast bar caters for morning coffee and socialising while cooking, and the adjoining space can comfortably accommodate a large dining table and chairs alongside lounge furniture, if desired.



THE BEDROOMS **WELL-PRESENTED & VERSATILE SLEEPING AREAS**



The home's five bedrooms are found on the first floor, approached via a landing with built-in storage. All five well-proportioned and immaculately presented bedrooms are plushly carpeted and supplemented by built-in wardrobes. The two smallest bedrooms are being used as a home office and a dressing room respectively, highlighting the home's versatility.



IMMACULATELY
PRESENTED
& PLUSHLY
CARPETED



THE BATHROOMS

The two largest bedrooms have the additional luxury of their own en-suite shower rooms, with the remaining bedrooms served by a four-piece family bathroom. The washrooms are all beautifully appointed with contemporary fittings, featuring shower cubicles and WC suites, with the bathroom further benefiting from a bathtub.

The home is kept warm and welcoming all year round by a gas central heating system, the windows are all double glazed, and there are solar panels on the roof.



BEAUTIFULLY APPOINTED & FUNCTIONAL WASHROOMS



EXTERNALS & PARKING

VAST GARDEN & EXTENSIVE PRIVATE PARKING

Externally, the home is perfectly complemented, as you would expect, by a large, well-maintained rear garden. This fantastic outdoor space enjoys a spacious, manicured lawn, patios for outdoor seating and barbecues, and a chipped area which is ideal for children's toys and play equipment. Excellent private parking is provided by an integral double garage and a double driveway.

LINLITHGOW, WEST LOTHIAN

PROMISING A SOUGHT-AFTER SMALL-TOWN LIFESTYLE



Ideally positioned just off the M9 and equidistant between Edinburgh and Glasgow, Linlithgow promises a sought-after small-town lifestyle, within easy reach of city attractions. Deeply rooted in Scottish history, the ancient West Lothian county town is famous as the birthplace of James V and Mary Queen of Scots. An enduring symbol of this proud heritage, the town's major landmark is the magnificent ruin of Linlithgow Palace, which is set in its own grounds beside picturesque Linlithgow Loch. The historic High Street boasts an excellent range of high street stores and independent retailers, which are supplemented by a retail park and a choice of supermarkets.



For sport and fitness enthusiasts, Xcite Linlithgow leisure centre offers fantastic facilities including a state-of-the-art gym, a swimming pool, a sports hall, and fitness studios, or for those who prefer the great outdoors, Linlithgow Loch provides excellent opportunities for walking, fishing, wildlife watching, and water sports. Linlithgow is served by an excellent range of schools from early years to senior level, including well-regarded Linlithgow Academy, and is also home to Donaldson's School – Scotland's national school for children who are deaf or have communication difficulties. Owing to its ideal location just off the M9, Linlithgow allows swift and easy access across the central belt and northwards into Fife, and is also served by excellent bus and rail services.

ESTATE

For more information, please contact the team:

0131 573 0873
TEAMESTATE.CO.UK

No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.
