



**11 WEST MAINS CROFTS**  
*West Calder, West Lothian, EH55 8FL*



## 11 WEST MAINS CROFTS

*West Calder, West Lothian, EH55 8FL*

A statement country home, commanding superlative and far-reaching views across the Forth Valley to the Ochil Hills, offering luxuriously appointed and generously proportioned family living accommodation, as well as a spacious self-contained annex.

11 West Mains Crofts stands within approximately 1 acre of garden and is accompanied by a modern portal frame shed/workshop measuring approximately 14.3m x 6.8m.

Situated amidst undulating West Lothian countryside, 11 West Mains Crofts forms part of a small enclave of individually designed homes, which share in the idyllic setting and the enviably accessible position in Central Scotland, within commuting distance of both Edinburgh, Glasgow, and Stirling.

West Calder 2.5 miles (4 km); Linlithgow 12 miles (20 km);  
Edinburgh City Centre 22 miles (36 km); Stirling 29 miles (47 km);  
Glasgow City Centre 31 miles (50 km).

(All distances are approximate).



## 11 WEST MAINS CROFTS

*West Calder, West Lothian, EH55 8FL*

 3  7  6

### Summary of Accommodation

#### Ground Floor:

Entrance Vestibule, Hall, Sitting Room, open-plan Living/Dining Room and Kitchen, Pantry, Utility Room, and Plant Room.

Three Double Bedrooms (one currently utilised as a home office) and two Shower Rooms. Copious volume of inbuilt storage.

Large Integral Double Garage (6.63m x 5.94 m approx.)

#### First Floor:

Upper Hall, Principal Bedroom with Dressing Room and en-suite Bathroom, and two Double Bedrooms with en suite Shower Rooms.

#### Attached Annexe:

Entrance Vestibule, Hall, open-plan Sitting/Dining Room and Kitchen, Double Bedroom with Jack-and-Jill en suite Shower Room, Utility Room, and walk-in Storage Cupboard.

Integral Single Garage.

### Exterior:

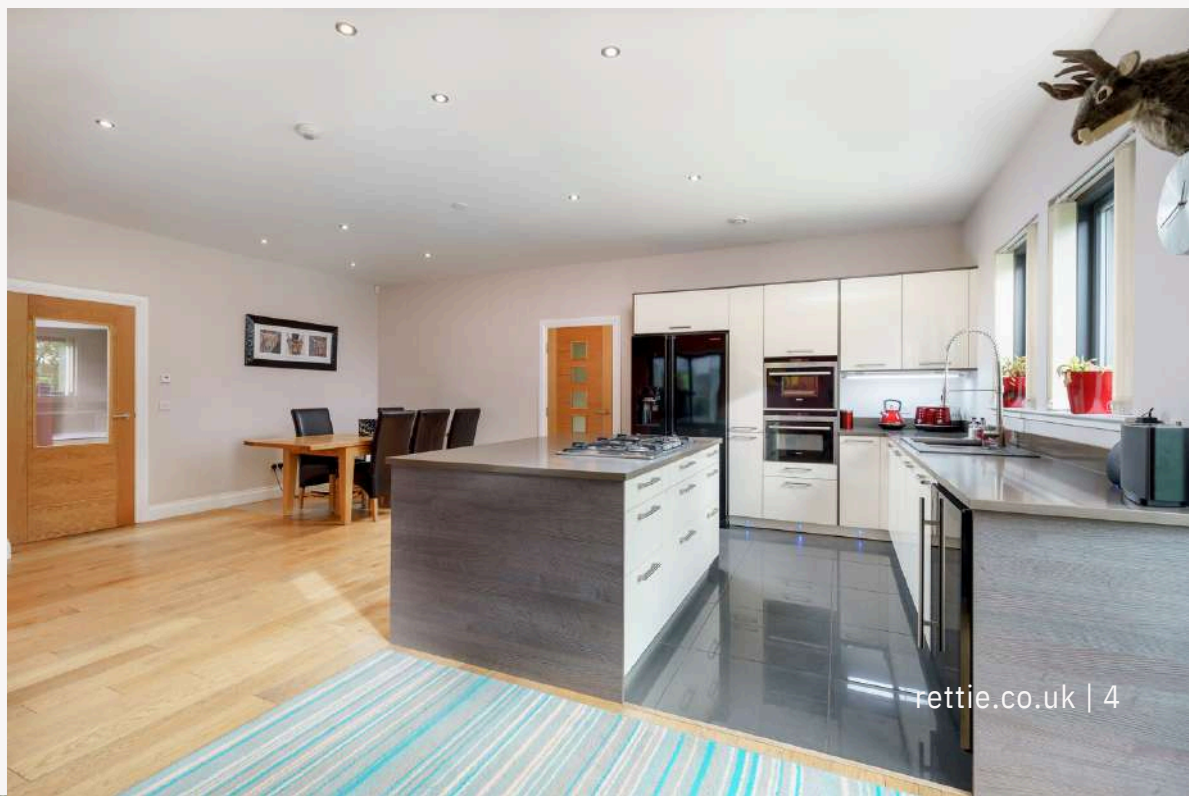
Generous plot of around 1 acre, bounding house on all sides and accessed off private road through West Mains Crofts via electrically-operated gate.

Private gravelled driveway providing car parking and turning space for multiple vehicles.

Sweeping lawn gardens to front, side, and rear of the house, enclosed by a combination of neat fencing and established hedging and accented by exterior lighting.

Modern portal frame shed measuring approximately 14.3m x 6.8m.

Ground Source Heat Pump & 16 roof-mounted Solar PV Panels.



## Situation

11 West Mains Crofts sits in a wonderful rural setting amongst a small community just outside West Calder. The Pentland Hills rise to the south, providing excellent walking and fishing opportunities in various lochs and reservoirs. Harburn boasts a well regarded 18 hole golf course and a busy calendar of local events hosted in the village hall.

The property benefits from the best of both town and country living, with Livingston's indoor retail park and major supermarkets about 6 miles away. West Calder offers a range of shops, cafés, and services on its main street, as well as the tourist attraction of Five Sisters Zoo. The town's train station provides a frequent service to both Edinburgh (approx 30 mins) and Glasgow (approx 50 mins).

Primary schooling is available at Bellsquarry or Parkhead, with secondary school options in Livingston or West Calder. The independent Clifton Hall School near Newbridge is 12.5 miles away and offers a nursery, junior and senior school. An excellent range of private schools is available in Edinburgh, including Cargilfield Prep School, St George's School for Girls, Fettes College, Merchiston and The Edinburgh Academy. Stewart's Melville College, Mary Erskine's School and George Watson's also have direct bus services from Livingston South railway station. The Gyle shopping centre (16.5 miles) is on the near side of Edinburgh and offers excellent shopping and a good range of services and restaurants.

The property is extremely commutable as it benefits from first class accessibility to both Edinburgh and Glasgow. Junction 4 of the M8, linking both cities, is less than 5 miles away. The A70 and A71 offer alternative, more scenic routes into Edinburgh. Edinburgh Airport is also on the near side of the city centre.

## General Description

An exceptional example of a modern country home, 11 West Mains Crofts is a bespoke house which was built and completed by the present owner to a discerning specification in 2011. Designed to afford indulgence in the superb, near-panoramic outlook across the Forth Valley, the home offers approximately 5079 sq ft of light-filled accommodation and is one which superbly aligns with modern lifestyle trends, with a wealth of free-flowing and open-plan living spaces.



---

Proudly positioned within a plot of around 1 acre, the façade of the house has a sense of timelessness, impressed by a traditional harling with natural stone margins and finishes and slate roofing. The aesthetic appeal of the house is furthered by the carefully considered external lighting design, high quality double glazed and timber framed windows, and manicured curtilage.

Internally, the versatile and generously proportioned accommodation has both country character and a contemporary elegance, with lofty ceiling height across the ground floor and a dramatic galleried hall, as well as extensive engineered oak flooring and contemporary wood burning stoves. Luxurious features including Porcelanosa bathroom fixtures and tiling and the high-end kitchen allude to the keen eye-for-detail with which the house was designed, while appointments such as the Danfoss Ground Source Heat Pump and 16 Solar PV Panels improve the eco-credentials of the house and its running costs. In addition, the home is equipped with an underfloor heating system and a heat recovery system.

The properties at West Mains Crofts are accessed over a private, tar-macadam road flanked by grass verges, which leads off the minor road to the East. Set within a mature beech hedge, the entrance into 11 West Mains Crofts itself has an electrically-operated gate, in the style of a traditional timber five-bar gate, and opens onto a private gravelled driveway. The driveway sweeps up to and extends around the house, providing an extensive area for multi-car parking and turning, as well as access to both the double garage and the annex's single garage, as well as the forecourt to the front of the detached shed/workshop.



---

Set within a charming porch clad with natural stone, the main entrance into the house is via a set of double doors inset with glass panels, which open onto a well-proportioned entrance vestibule. The main hall is a glorious space which is governed by a splendid galleried staircase rising to the first floor, featuring oak balustrade and accent lighting, and incorporates a double-height area, which is flooded with natural light, via a ceiling window above the first floor.

Tasteful wall sconces adorn the walls and quality engineered oak flooring sweeps through the hall and into the principal reception rooms, in a swathe of synchronous design. Accessed via a pair of double doors off the hall, the sitting room is a particularly spacious public room, which is complete with large windows across three aspects, framing attractive and private views into the garden.

The statement, open-plan kitchen/living/dining room is ideal for sociable day-to-day living and entertaining larger parties, when occasion demands, with ample room for both a full formal dining suite and a spacious lounge, as well as two sets of tall sliding patio doors inviting out to the garden. The mainstay of the room is decorated with engineered oak flooring and the lounge area is set around a striking, Jotul multi-fuel stove, which fosters a welcoming atmosphere. The stunning, bespoke kitchen has been fitted with an array of contemporary yet classic units and a central island, accented by quality Silestone worksurfaces, accent lighting, and stylish floor tiling. They incorporate ergonomic culinary storage, including pan drawers and pull out pantry cupboards, and are equipped with a high standard of Siemens integrated appliances, including a dishwasher and a six ring gas hob, as well as a multi-functional oven/microwave and separate steam oven with self-cleaning programmes. There is also a Samsung American-style fridge/freezer, a Sub Cold wine cooler, and a one-and-a-half basin sink and draining board, complete with a swan neck mixer tap with a pull-out spray tap.









Ground Floor

11 West Mains Crofts,  
West Calder,  
West Lothian, EH55 8FL



Gross internal area (approx)  
471.84 sq.m (5079 sq.ft)  
(Including Garages & Annex)

**Workshop**  
Gross internal area (approx)  
98.75 sq.m (1063 sq.ft)  
For Identification Only. Not To Scale.  
© SquareFoot 2022.



First Floor



Ground Floor

RETTIE

📞 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

There are three comfortable double bedrooms on the ground floor, which are finished with plush, neutral carpeting and have windows framing the lovely, private outlook over the front garden and towards the fields. Two of the bedrooms are fitted with tastefully finished triple wardrobes and are thoughtfully positioned in proximity to the family bathroom, which is stylishly presented with Porcelanosa floor tiling, blonde stone effect wet walling, a WC, a wash hand basin, and a bath with an overhead shower attachment. The third double bedroom is currently utilised as a home office and can easily be imagined as an additional family/TV room. There is a further shower room on the ground floor, which is finished with blonde Porcelanosa floor tiling, a vanity stand with a wash hand basin, a WC, and a corner cubicle with an electric shower and blonde stone effect wet walling.

The ground floor is exceptionally well-equipped to serve the rigmarole of family living in the country and, together with a wealth of inbuilt storage, it has an immaculately presented utility room with full-height storage cupboards, country-style base units with a Belfast sink, a Hotpoint washing machine and tumble dryer, and a door out to the garden. It is accompanied by a shelved, walk-in pantry cupboard and a plant room housing the Ground Source Heat Pump. The latter also provides internal access to the large integral double garage.

On the first floor, the staircase rises to a bright and spacious landing, with room for occasional furniture.

The principal bedroom suite is particularly sumptuous and features plush carpeting, as well as a striking Apex window stretching across the gable wall, which is finished with bespoke shutter blinds and frames a far-reaching view over the garden, across the fields, and towards the Forth Valley.

Its luxurious en suite bathroom has been finished with Porcelanosa tiling, a walk-in rainfall shower with body jets, and a delux bath with a mixer tap and hand held shower attachment. The high standard of finish is accented by mood lighting, a light well in the ceiling, and a stylish wash hand basin with a waterfall mixer tap. The accompanying dressing room has natural light by way of a tall window to the side of the property and is appointed with hanging rail and shelved storage. There are two further spacious double bedrooms off the first floor landing, each with a neatly appointed en suite shower room. The en suites have both been finished with dark grey wood effect flooring and have a corner shower finished with contemporary wet walling, a WC, and a wash hand basin set on top of a vanity unit.

#### Annexe

The adjoining annexe has been finished to an exceptional standard, to provide self-contained yet interconnecting accommodation, which lends the house towards inter-generational living or could be let out to provide a worthwhile income (subject to acquiring all necessary consents). Set to the Eastern extent of the house, the annexe can be accessed via the integral double garage, or from its own private main door and entrance vestibule, off the driveway to the side of the house. Crucially, it has a wet underfloor heating system, which is run off the properties Ground Source Heat Pump, and it has its own integral single garage with an electric door.

Providing stylish, single level living accommodation, the rooms have generous proportions and include a sweeping central hallway with tall ceilings and a striking, double-height kitchen/living room, accessed via double doors from the hall, which provides space for both dining and lounge furniture.



The open-plan living/kitchen features a Jotul multi-fuel stove and has double doors to the garden. The kitchen itself has quality, modern units and CDA appliances, including a range-style cooker with a gas hob, a double oven and a grill, as well as a dishwasher. It also houses space for an American-style fridge/freezer and has a large Caron sink and draining board.

The double bedroom within the annexe has a double integrated wardrobe, as well as a smartly-presented shower room with a large walk-in cubicle, a WC, and a wash hand basin on a vanity unit. The annexe also has its own utility room, which has an interconnecting door with the house's integral double garage.

#### General Remarks and Information

#### Viewing

Viewing is strictly by appointment through Rettie & Co. 11 Wemyss Place, Edinburgh, Midlothian, EH3 6DH. Tel: 0131 220 4160.

#### Services

Mains electricity and water. Ground Source Heat Pump for heating and hot water systems, with underfloor heating system on the ground floor. Shared Private Drainage System. 16 roof-mounted Solar PV Panels. Gas cookers in house and powered by gas bottles.

#### Fixtures and Fittings

Only items specifically mentioned in the sales particulars, as well as the fitted blinds and curtains

are included in the sale price.

#### Burdens

Council Tax Band - H

#### Classifications

EPC Rating - C

#### Tenure

Freehold

#### Solicitors

TBC

#### Offers

Offers should be submitted in Scottish Legal Form

to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised

should a closing date be set.

The seller reserves the right to accept any offer at any time

#### Internet Website

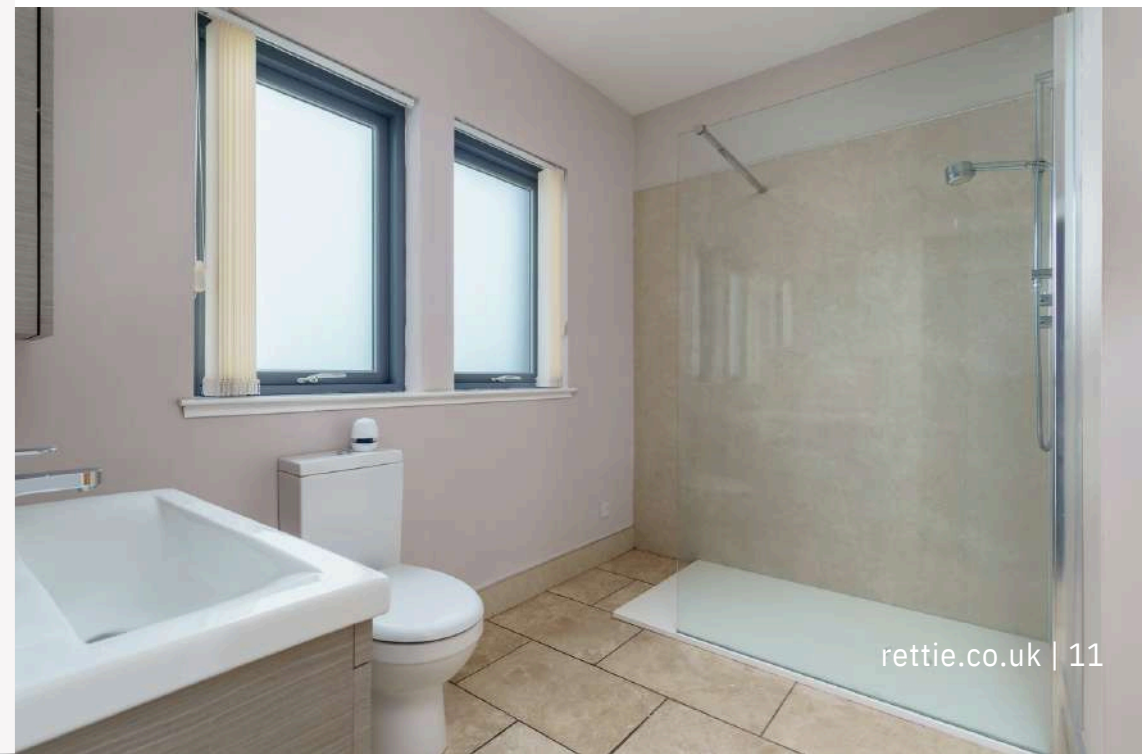
This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as Rightmove, Zoopla, On The Market and The London Office.

#### 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 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 & Co. or Rettie LLP's, 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 contract in reliance on the said statements, that they are 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, 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.All Rettie floorplans are drawn to RICS standard. 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 mis-statement 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 planning, building regulation or other consents, including for its current use. Rettie & Co. & Rettie LLP's have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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.

**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

☎ 0131 624 4183

✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

