



7 CRAIGENGALL FARM CROFTS

Westfield, West Lothian, EH48 3DZ



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A statement home with a spectacular and far-reaching rural outlook, wherein quality interior finishes have been paired with luxury fixtures to afford sumptuous contemporary living accommodation.

Situated amidst undulating West Lothian countryside, 7 Craigengall Farm Crofts forms part of an exclusive development of individual homes which share in an idyllic setting and an enviably accessible position in Central Scotland, within commuting distance of both Edinburgh and Glasgow, and Stirling.

Linlithgow 8 miles (13 km); Stirling 22 miles (35 km); Edinburgh City Centre 28 miles (46 km) and Glasgow City Centre 31 miles (49 km). (All distances are approximate).

Summary of Accommodation:

Ground Floor: Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Dining/Living Room, Games Room, Home Cinema/Office, Shower Room, and Utility Room with Pantry.

First Floor: Landing with Lounge area and Balcony, Principal Bedroom Suite with two Dressing Rooms, an ensuite Bathroom, and a Roof Terrace, two further Double Bedrooms with en-suite Shower Rooms, Double Bedroom 4 and 5, and Family Bathroom.

Triple Garage with two electric up-and-over doors.

Self-contained, first floor Annex/Apartment providing flexible ancillary living accommodation and lending the property to multigenerational living, complete with: Living Room and open-plan Kitchen, Double Bedroom, and Shower Room.



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Exterior:

Superb, landscaped garden grounds extending to approximately 3 acres, which provide a wonderful setting for the house and are governed by the far-reaching outlook to the South and East across the neighbouring countryside.

The plot at 7 Craigengall Farm Crofts befits a property of its size and style and has been sympathetically landscaped to meet the topography of the site and frame the house wonderfully.

On approach, a private tarmacadam road winds through the gated enclave of homes at Craigengall Farm Crofts towards the property, where a sweeping private tarmacadam driveway extends beyond a pair of smart stone piers towards the foot of the house and triple garage.

The curtilage of the house has been immaculately finished and the southerly elevation is margined with stylish composite decking which provides a series of terraces, allowing for indulgence in the sun at different times of the day.

Notably, the garden hosts a Logspan 17 m sq. BBQ hut which is accompanied by a decked terrace with a contemporary firepit. The exceptional alfresco living and entertaining space at the property also includes a smart, semi-circular stone finished seating area, set against the house's westerly elevation.

The scale of the lawn garden at 7 Craigengall Farm Crofts is ideal for all manner of garden sports and there is also a children's play area which is finished with astroturf and has a substantial playframe set and a sunken trampoline.





Situation

7 Craigengall Farm Crofts is one of 11 bespoke private homes, set within a private and gated development located in West Lothian's countryside. Situated at almost equidistance between the cities of Edinburgh and Glasgow, the semi-rural development is enviably accessible, with Junction 4 of the M9 and Junction 4 of the M8 both within a short drive. The small village of Westfield approximately 2 miles to the North East provides a local Primary School and the property is in the catchment area of Linlithgow Academy.

Linlithgow is approximately 8 miles (13km) to the Northeast and is 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, a highly-regarded Secondary School, and a thriving centre for everyday shopping, where two supermarkets and a number of independent retailers cater for everyday needs.

The town itself offers recreational pursuits to include golf, fishing, tennis, rugby, rambling walks and water sports. Linlithgow also has a strong network of local cultural and musical organisations and annual events including the Folk Festival, Children's Gala Day and the Linlithgow Marches. In addition, there is Beecraigs Country Park a short drive away which provides a wide range of leisure and recreational interests within its 370 hectare (913 acre) Country Park. Livingston offers a wide range of amenities and facilities, including The Almondvale Shopping Centre and the McArthur Glen Retail Village.

There is a railway station at Linlithgow with regular services to Edinburgh, Glasgow and Stirling. Edinburgh Airport is approximately 20 miles (32km) away by car and Glasgow Airport 40m (65 km).



The City of Edinburgh offers all the cultural and cosmopolitan attractions you would expect of Scotland's capital. In addition, independent schooling is readily available in Edinburgh, including Clifton Hall School at nearby Newbridge, as well as George Watson's College, Merchiston Castle School, St George's School for Girls and the Erskine Stewart's Melville Schools.

General Description

7 Craigengall Farm Crofts is a fine example of a high-calibre contemporary country home, which affords well-crafted and impeccably presented family living accommodation. Completed in 2012, the bespoke, architect-designed house offers approximately 5120 sq ft of light-filled accommodation, configured to afford indulgence in the stunning open outlook to the South and the East and to align superbly with modern lifestyle trends, with a wealth of free-flowing and open-plan living spaces.

Ensconced within its own plot of around 3 acres, 7 Craigengall Farm Crofts has a sense of stature and timelessness. Borrowing from traditional Scottish vernacular, its classic harled façade is enhanced with quality natural stone and painted timber finishes and set beneath a slate roof.

Internally, the sweeping, versatile accommodation has a relaxed elegance and lends itself to both sociable living and entertaining. The proportions of the rooms are of a scale rarely found in modern homes and interior architecture has been used to great effect to achieve a contemporary grandeur, such as the statement hall, with its bespoke, oak staircase and galleried landing, and the dramatic apex ceilings above the drawing room and living rooms. The house's generous fenestration, featuring windows and glass doors with large panes of glass, allows for maximal indulgence in the far-reaching, elevated views.



The interior has been curated with a keen eye-for-design and attention-to-detail and comprises a tastefully coordinated tapestry of high-quality materials, including oak flooring, fine floor and wall tiling, plush carpeting, and corian worksurfaces. A catalogue of luxury fixtures and smart technologies have also been installed, such as: Siemens kitchen appliances, a Quooker boiling water tap, and designer bathroom fittings; a Home Cinema with an Epsom projector, integral surround sound system and acoustic panelling; and a Monitor Audio system with in-built ceiling speakers.

The property is accessed over a private, tar-macadam road, which is entered via a set of smartly finished, electric gates and meanders through the enclave of properties, offering views over the surrounding rural landscape. On arrival at the entrance to 7 Craigengall Crofts itself, a set of stone-finished piers lead onto a private tarmac driveway which sweeps down to the front of the house, where there is an expansive area for multi car-parking and turning and a three-car garage.

The main entrance into the house impresses a sense of arrival, set within a handsome projecting gable and sheltered by the first-floor balcony. Its large, glazed door is flanked by two tall panes of glass

Beyond the threshold, the hall is a glorious, split-level space which opens into the vast double-height drawing room, the sitting room, and the dining room, enhancing its impact and creating an extensive, free-flowing area - ideal for entertaining larger parties, when occasion demands. It features a beautiful oak staircase with a double balustrade which rises to a galleried landing above.

The ground floor's collection of four, handsomely proportioned reception rooms are inherently versatile and provide a balance of formal rooms and sociable, relaxed living spaces.

The drawing room has a modern elegance with a double-height vaulted ceiling, punctuated by a series of Velux windows, and a remarkable southerly elevation showcasing towering, floor-to-ceiling windows flanking a stone-finished chimneybreast inset with a working fireplace. The room is immaculately decorated with plush, cream carpeting and neutral wallpaper and has a pair of tall French doors leading onto decked terraces to either side.

The formal dining room is an inherently versatile space, which currently accommodates a full formal dining suite and sideboards and has double doors into the adjoining open-plan kitchen/living/dining room. The sitting room serves as a comfortable lounge space and features a media wall with a wall-mounted flat-screen TV and a stylish ceiling recess. The games room is accessed off the sitting room via a set of double doors and is particularly spacious. It has triple aspect windows and two doors onto the decked terrace to the south and currently houses a full-size, slate-based snooker table, which may be included within the sale by way of additional/separate negotiation.



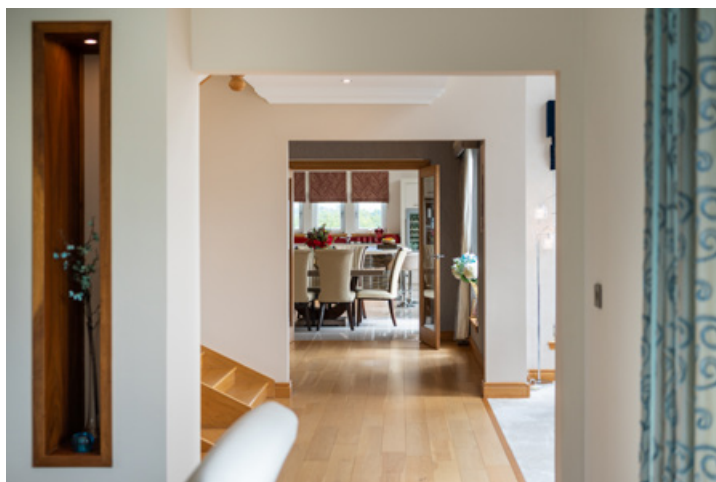


Ideal for both sociable day-to-day living and entertaining, the vast open-plan kitchen/dining/living room at 7 Craigengall Farm Crofts extends to approximately 1033 sq. ft. and provides the free-flowing, multipurpose living space so popular with contemporary households. Thoughtfully extended in recent years, it features a second, dramatic living room with a cathedral style ceiling, a gable with towering windows framing exceptional views to the South across the countryside, and stylish bi-folding doors which invite out to the south-facing decked terrace. The high-end Ashley Ann kitchen successfully balances aesthetic appeal and functionality with a generous array of wall and floor units, equipped with a comprehensive range of integrated appliances from Siemens, including a full-height fridge and full-height freezer, a pair of ovens, a pair of warming drawers, a combination microwave oven, a six-ring induction hob, a bean-to-cup coffee machine, a dishwasher, and a wine cooler. The kitchen is set around a statement horse-shoe breakfast bar, and the space also incorporates a dining area.

The ground floor is well-equipped to serve the rigmarole of family living in the country and, together with ample inbuilt storage, it has a neatly presented utility room which is finished with ergonomic wall and floor units, a Beko washing machine and an Indesit tumble dryer, a dishwasher, and an integrated fridge/freezer. Notably, the utility room has a set of double-doors into a walk-in pantry store complete with shelving. From the utility room, there is a door to the side of the property, where a path leads to the driveway and the garage/annex.

A smartly presented shower room completes the ground floor accommodation.





On the first floor, the staircase rises to an upper landing, which has ample room for occasional lounge furniture and has glass door over the front of the property onto a sheltered balcony.

The principal bedroom suite is sumptuously proportioned and features a pair of dressing rooms, appointed with shelving and hanging rails. Notably, the bedroom has French doors onto a roof terrace, which has a sense of privacy and sensational views East, over the countryside to the distant hills. The en suite bathroom is luxurious and has a spa bath with an integral TV, as well as a large shower enclosure, twin wash hand basins and a WC.

There are two further generous double bedrooms off the upper hall, each with their own immaculately presented en suite shower room and generous walk-in wardrobes, as well as two further comfortable double bedrooms with integral wardrobes. The en suite facilities both have stylish floor and tiling and wash hand basins with vanity mirrors, while the family bathroom has been finished to an equally high standard and also boasts a luxurious freestanding bathtub.

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.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH48 3DZ.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the sale price. Additional items, such as the armchairs in the home cinema and the snooker table, may be made available by way of separate negotiation.

Entry & Possession

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

Services

Mains water and electricity. Private septic tank. Ground Source Heat Pump for hot water and heating system.

The Annex has electric panel heaters.

Local Authority

West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, EH54 6FF.

Burdens

Council Tax Band - Band H

Each residence at Craigenhal Crofts contributes to the cost of general maintenance and the maintenance of the private road. We understand that the owners of 7 Craigengall Crofts have been contributing approximately £100 per month towards these costs.

EPC Rating

Band C

Solicitors

Ennova Law, 26 George Square, Edinburgh, Midlothian, EH8 9LD
Tel: 0131 662 4555

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.

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.

Websites and Social Media

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In addition, our social media platforms are [facebook.com, RettieTownandCountry](https://www.facebook.com/RettieTownandCountry), [twitter.com, RettieandCo](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

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 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

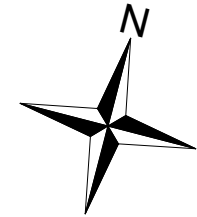
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement 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 planning, building regulation or other consents, including for its current use. Rettie & Co. 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.







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