



**McEwan Fraser Legal**

Solicitors & Estate Agents

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Plot 2 Craigengall Crofts

WESTFIELD, BATHGATE, WEST LoTHIAN, EH48 3DZ



WESTFIELD BATHGATE

Plot 2 Craigengall Crofts with full planning permission and architect drawings for an executive six bedroom family home and garage with a total combined floor area of around 500 sqm. The property is to occupy of approximately 2.1 acres.

Craigengall is an area of rural countryside on the north-west corner of West Lothian. With stunning views of the Pentland Hills to the south and the Ochil Hills to the north, this feels like no ordinary location.

Conventional thinking would not suggest that only eleven houses would be built on forty-four acres of land however, Craigengall Crofts are anything but conventional. Each property sits in sizeable acreage including one with its own paddock and houses range in size from 370 sqm to an impressive 565sqm. Each house also has planning permission for a detached two storey garage. Internally these houses include design features not commonly associated with traditional country homes like galleries, hallways with sweeping curved staircases, vaulted ceilings, mezzanine levels overlooking reception rooms and covered patio areas with external fireplace.

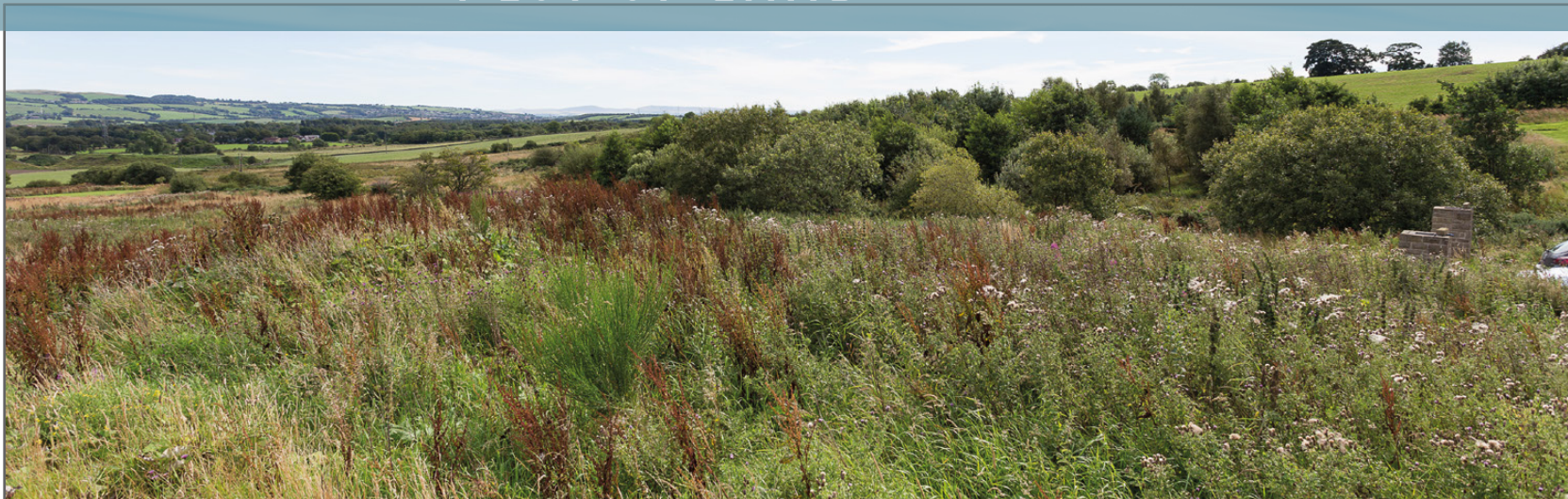
This development is truly unique, not only in the house designs and location but the opportunity is also available for you to create a very bespoke home to your personal design and specification. Close to all major motorway networks with both M8 and M9 motorways only a five-minute drive, Craigengall really is close to everywhere while offering a feeling of rural living in the beautiful unspoilt countryside. The plot also benefits from being in the Linlithgow school catchment.



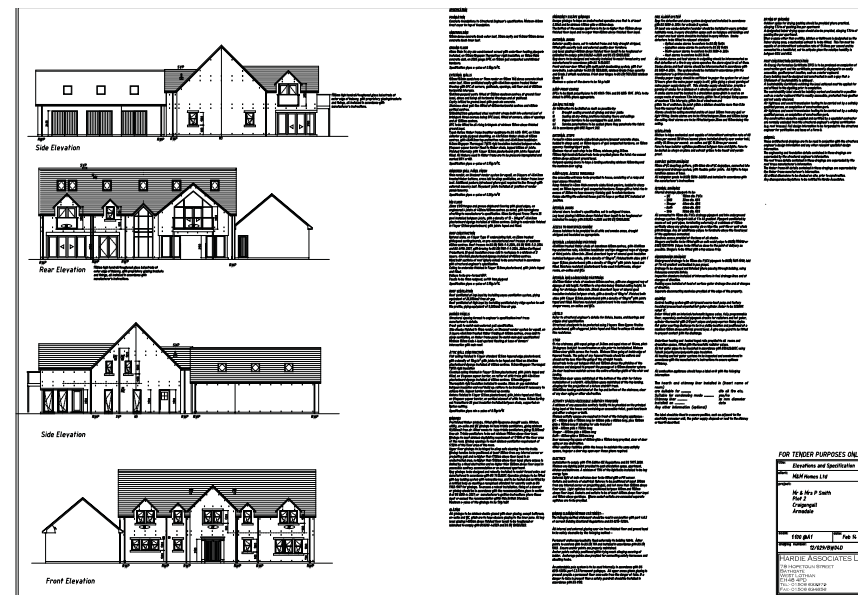
SCENES FROM BATHGATE HIGH STREET & KIRKTON PARK



PLOT OF LAND



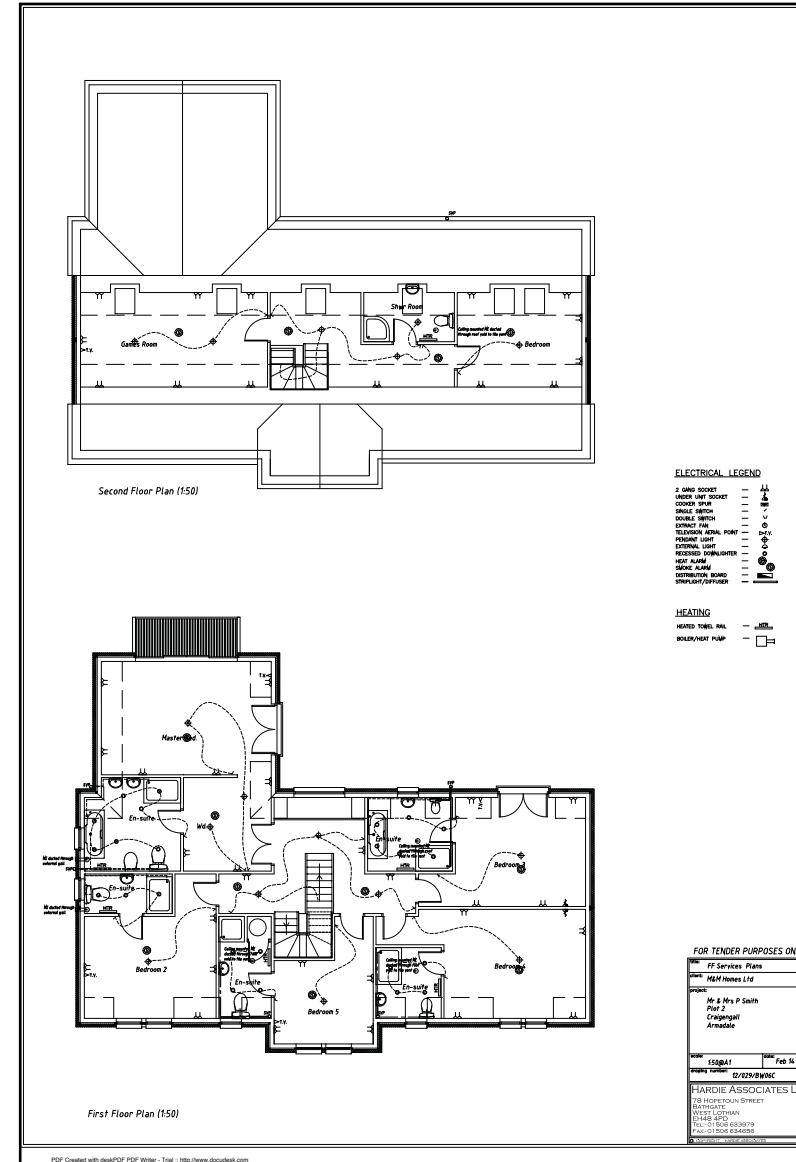
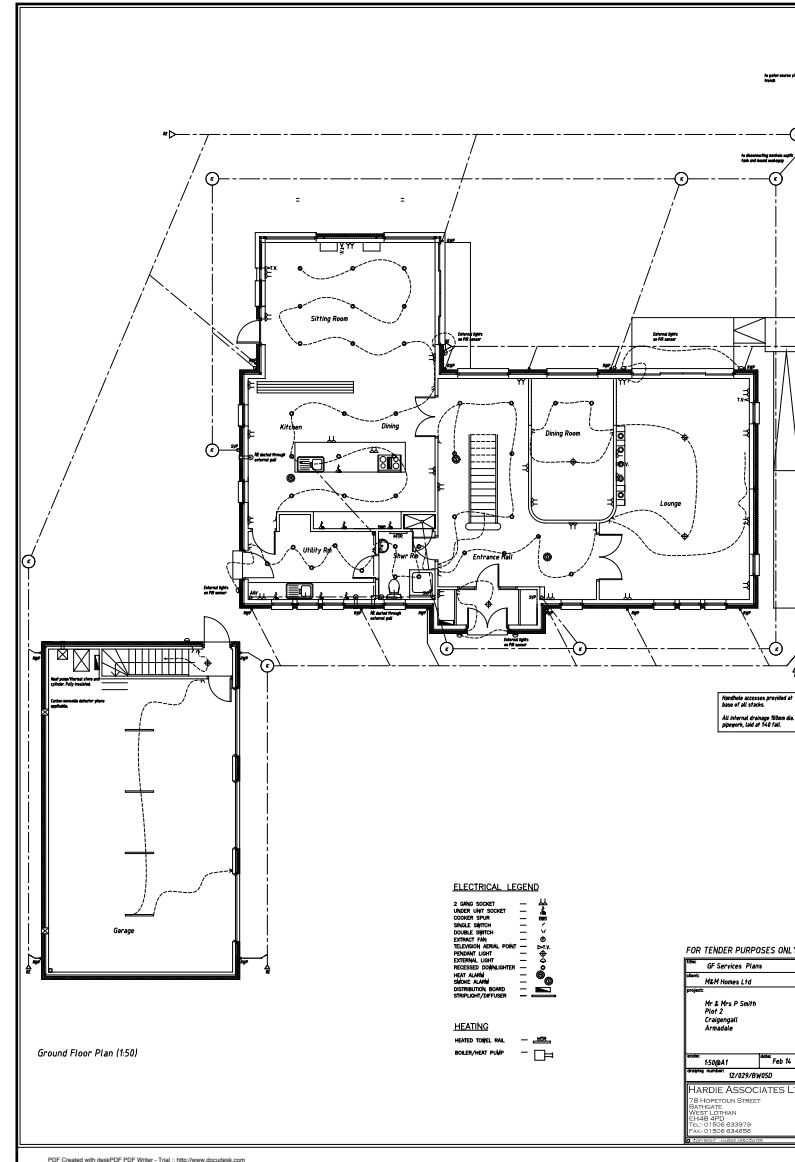
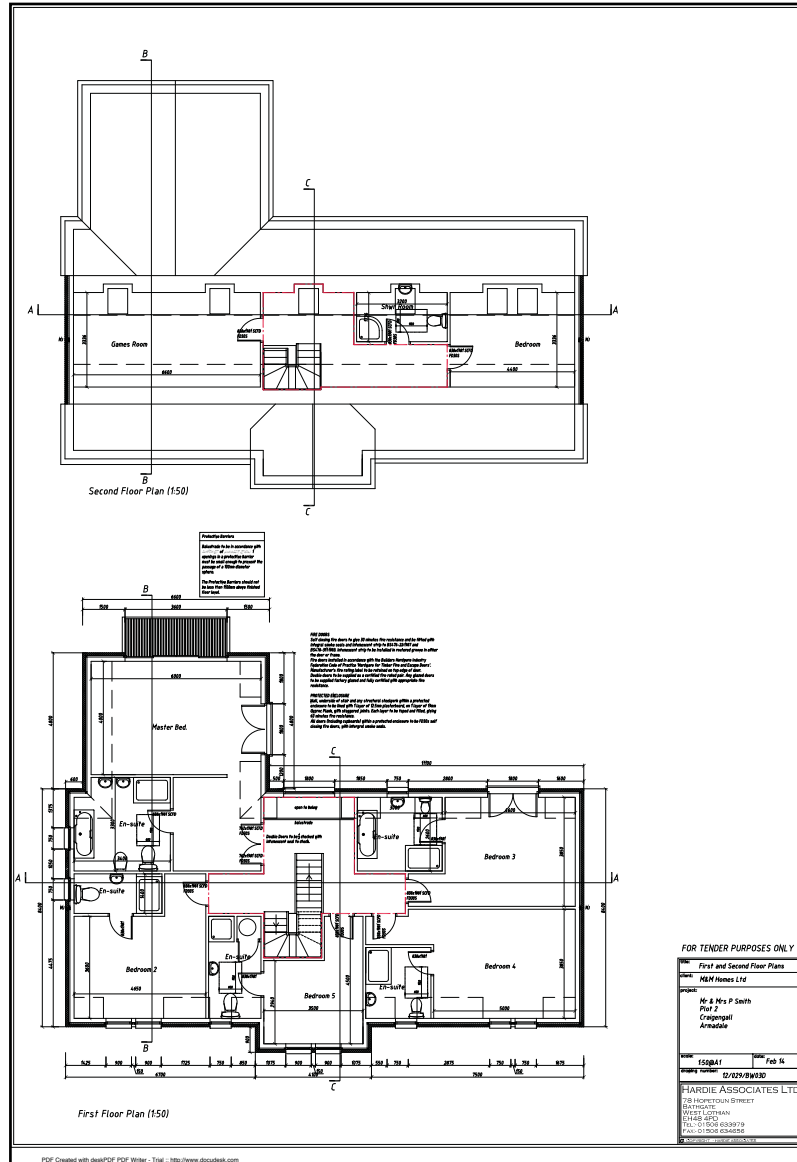
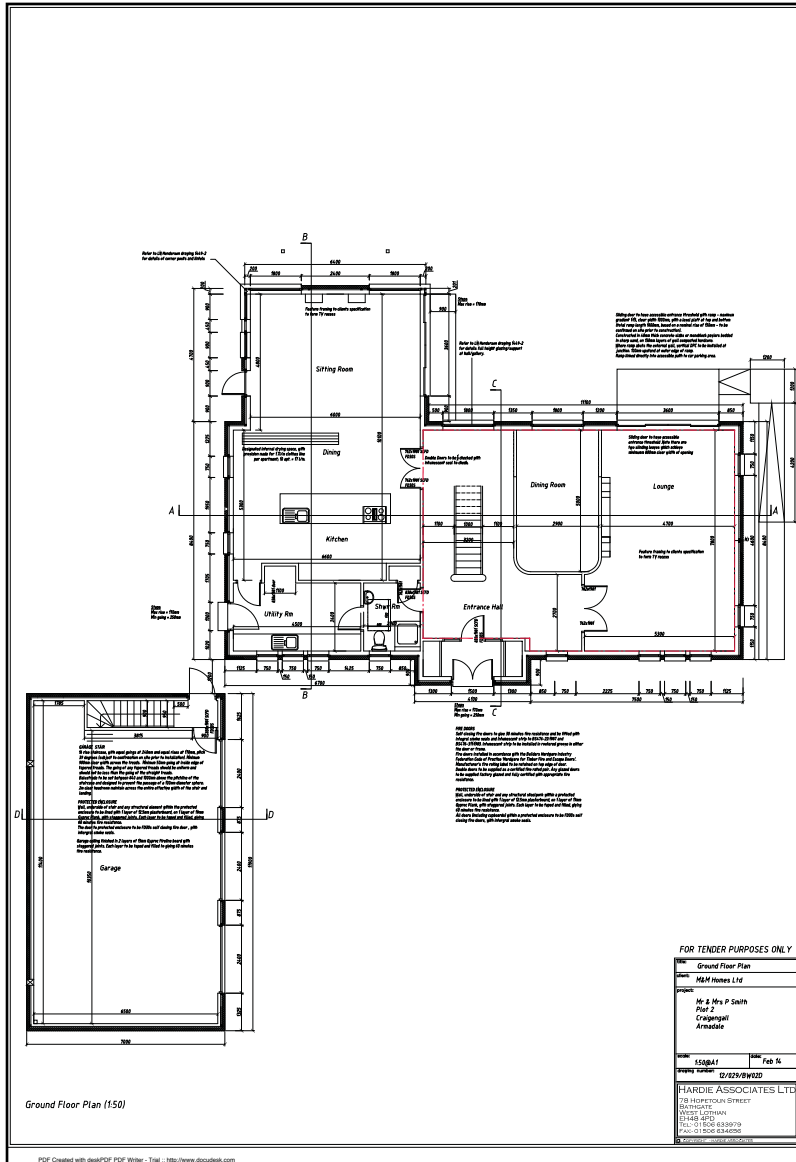
PROPERTY SPECIFICATIONS



SPECIFICATIONS & LOCATION



PROPERTY SPECIFICATIONS





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