



# BACK O'MOSS

Off Main Street, Bathgate, Longridge, West Lothian, EH47 8AW

**McEwan Fraser Legal**  
Solicitors & Estate Agents

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McEwan Fraser Legal is delighted to present this unique four-bedroom detached family home in excellent condition to the market. The property benefits from being modernised and upgraded by the current owner. There is an opportunity to run a business from the address with the land available.

Inside, the property comprises of:

- The home could be configured in various ways however, there are three living spaces which are generously proportioned. In the new cottage, there is a lovely log-burning stove in the main space running off the kitchen/dining room which creates a desirable feature in the family space.
- Two fully equipped kitchens on both sides of the property the kitchen dining room in the new cottage is more recently updated with freestanding white goods and finished to an excellent standard. The kitchen in the old cottage is an excellent open-plan kitchen dining space offering flexibility in the property's use.
- The property has been configured in such a way to work for the owner however, there are four double bedrooms of which there are various possibilities for use and there are a further two spaces in the property which are substantial areas and would serve well as an office or even cinema room in the new cottage and the other room in the old cottage could be an excellent space to make a large walk-in dressing room and en suite. The correct consent would have to be obtained to do this.
- The house is completed with two modern bathrooms in the new cottage and one in the old cottage.
- There is also a single garage, one hanger-style warehouse garage/workshop and a further outbuilding which is included in the sale.

This property is truly one of a kind and in order to see the potential fully and understand the home, viewing is recommended. It is expected that the house and property will be of particular interest and early viewings are recommended to avoid any disappointment.

The New Cottage



The Living Room & Sitting Room



*"... living spaces which are generously proportioned ..."*



The Kitchen/Diner



The Bedrooms, Gym & Bathroom

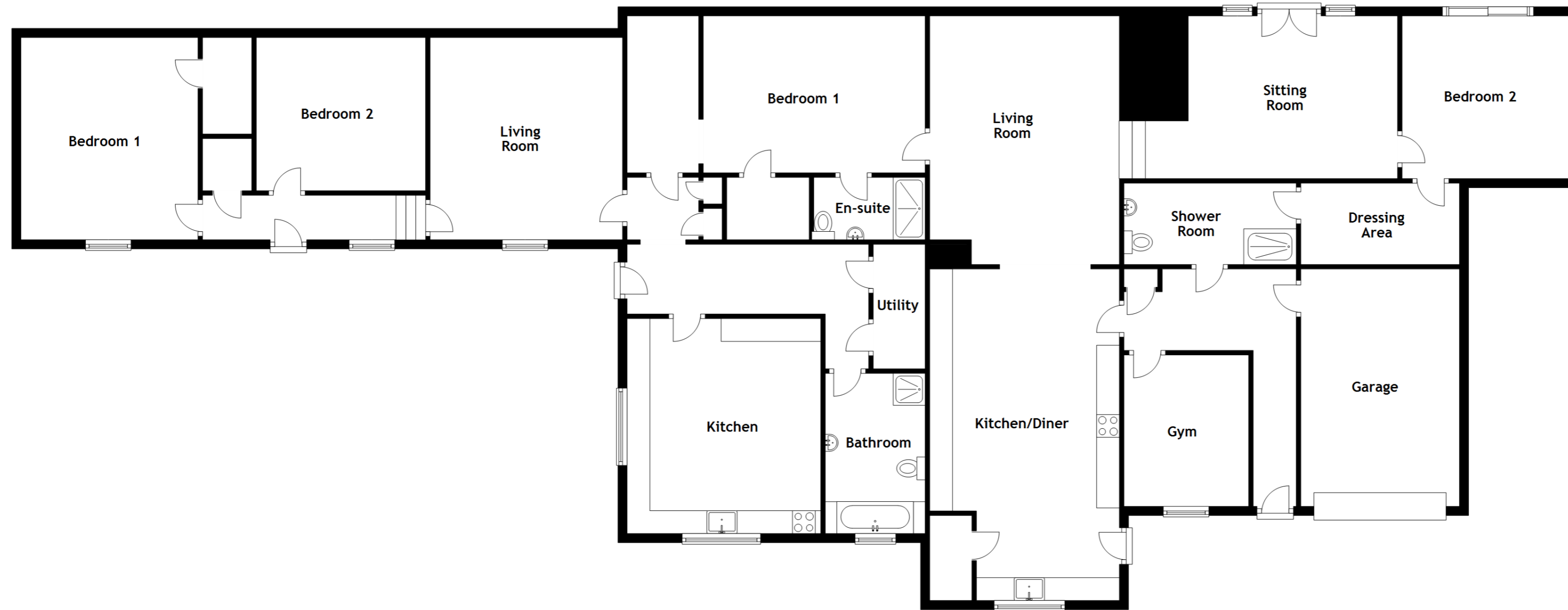


The Old Cottage



The Kitchen, Bedroom & Bathroom





Approximate Dimensions (Taken from the widest point)

**THE NEW COTTAGE**

Living Room	5.45m (17'10") x 4.41m (14'6")
Sitting Room	6.00m (19'8") x 3.57m (11'8")
Kitchen/Diner	7.26m (23'10") x 4.16m (13'8")
Utility	2.73m (8'11") x 1.14m (3'9")
Bedroom 1	4.87m (16') x 3.44m (11'3")
En-suite	2.44m (8') x 1.37m (4'6")
Bedroom 2	3.75m (12'4") x 3.57m (11'8")
Dressing Area	.48m (11'5") x 1.78m (5'10")
Shower Room	3.78m (12'5") x 1.78m (5'10")
Gym	3.32m (10'11") x 2.74m (9')

**THE OLD COTTAGE**

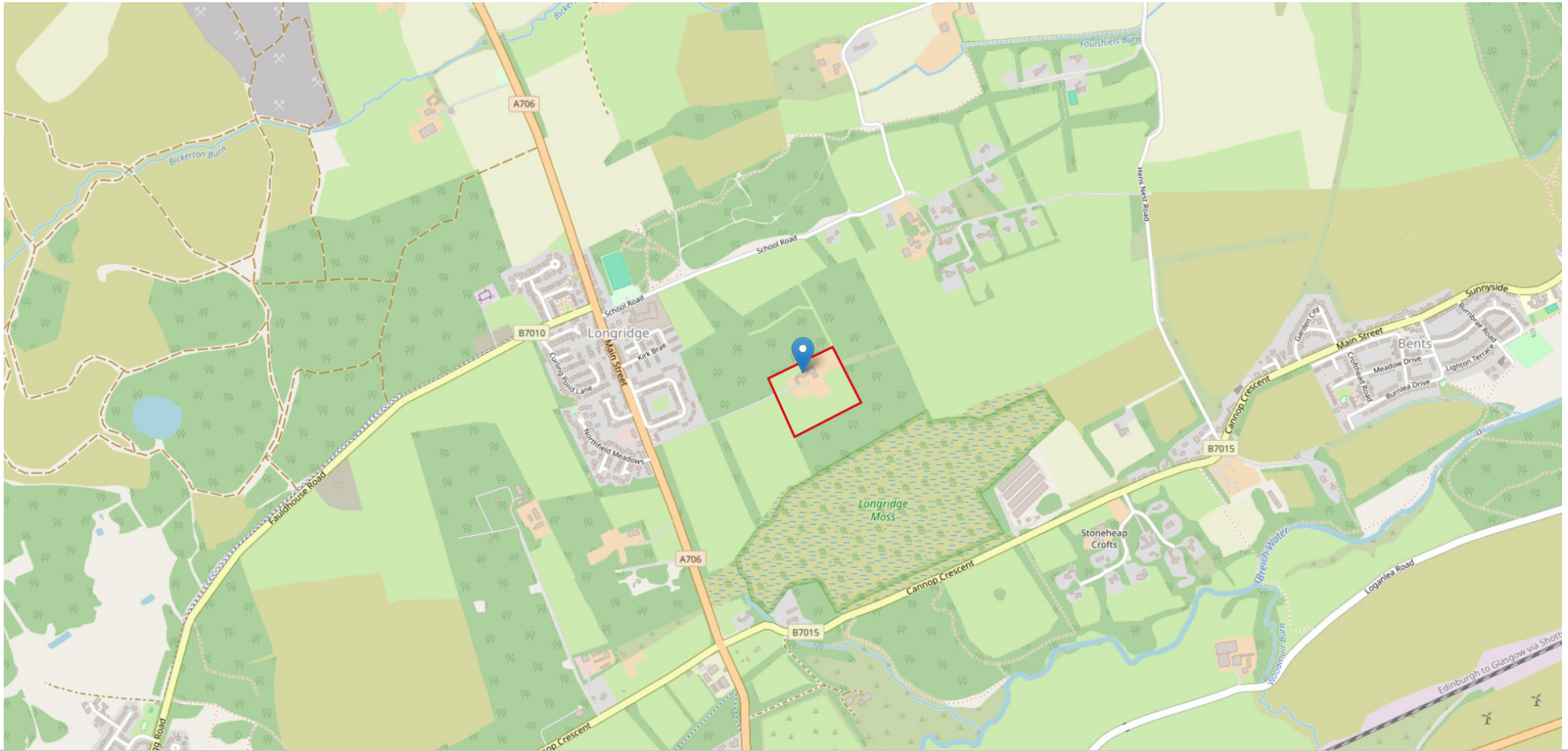
Living Room	4.43m (14'6") x 4.22m (13'10")
Kitchen	4.71m (15'5") x 4.52m (14'10")
Bedroom 1	4.43m (14'6") x 3.88m (12'9")
Bedroom 2	3.71m (12'2") x 3.35m (11')
Bathroom	3.51m (11'6") x 2.19m (7'2")

Garage	5.20m (17'1") x 3.48m (11'5")
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Gross internal floor area (m<sup>2</sup>): 271m<sup>2</sup>

EPC Rating: E






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