



**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Midseat Cottage

1 EAST WHITBURN, BATHGATE, WEST LOTHIAN, EH47 8AA



## THE LOCATION

Situated approximately two miles from Whitburn Midseat Cottage provides the best in semi-rural living. Both Edinburgh and Glasgow are within very easy reach, as are Falkirk and Stirling, the Forth Bridge, and all points north. Fauldhouse Railway Station is a short drive away and from here, the trip into the very heart of Edinburgh to Waverley Station takes only a matter of twenty minutes. Local

amenities can be found in both Whitburn and Stonyburn. For more extensive shopping The Almondvale Regional Centre in Livingston provides every possible facility and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Several shops trade on a seven-day basis. Various community high schools offer an impressive array of activities.



# MIDSEAT COTTAGE

The ideal purchaser would be those with equestrian interests, given all that it has to offer. Paddock, stables, boot room, ménage, grazing fields, outbuildings with power and light, garage and carport.

The property requires a level of modernisation internally but will easily provide for the larger family. The commercial grounds are also in need of some updating, but once up and running, this could truly be a worthy business/hobby area.

Access to the property is via the kitchen, complete with floor to ceiling units, electric hob, double oven, space for fridge freezer and ample space for a dining table. The dining room is currently being used as a family room – bright, airy and large enough for a family dining table for more informal dining with friends and family if desired. Access to the garden can also be found here. The front porch is the perfect place for unwinding and watching the world go by. The hallway provides ample storage. The lounge allows for a range of furniture configurations, is kept warm by a multi-burner stove and has French doors giving access to the garden. Just off the lounge is an office/study or a comfortable

fifth bedroom, which might suit those who require live/work arrangements. The fully tiled family bathroom comes with walk-in shower from mains, bath, wash hand basin and W/C. The bathroom also benefits from a large walk-in cupboard. There are two bedrooms on the ground floor, both bright and airy, both allowing for additional free-standing furniture. On the upper level, there are a further two bedrooms, both bright and airy and both allowing for free-standing furniture. There is a further room that could be adapted to a fifth bedroom but is currently being used as an upstairs lounge. The upstairs cloakroom completes the property internally.



*McEwan Fraser Legal are delighted to bring to the open market this four/ five bedroom detached property, with commercial workshops, surrounded by fantastic open countryside on a plot of circa 8 acres.*







# THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	6.38m (20'11") x 5.17m (17')
Sitting Room	5.50m (18'1") x 3.30m (10'10")
Kitchen	5.50m (18'1") x 3.87m (12'8")
Master Bedroom	5.93m (19'5") x 4.42m (14'6")
Bedroom 2	5.00m (16'5") x 3.30m (10'10")
Study	3.30m (10'10") x 2.48m (8'2")
Sun Room	3.64m (11'11") x 2.75m (9')
Bathroom	3.20m (10'6") x 2.78m (9'1")
Bedroom 3	3.90m (12'10") x 2.00m (6'7")
Bedroom 4	5.46m (17'11") x 3.56m (11'8")
Bedroom 5	4.00m (13'1") x 3.90m (12'10")
WC	1.60m (5'3") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 245m<sup>2</sup> | EPC Rating: F

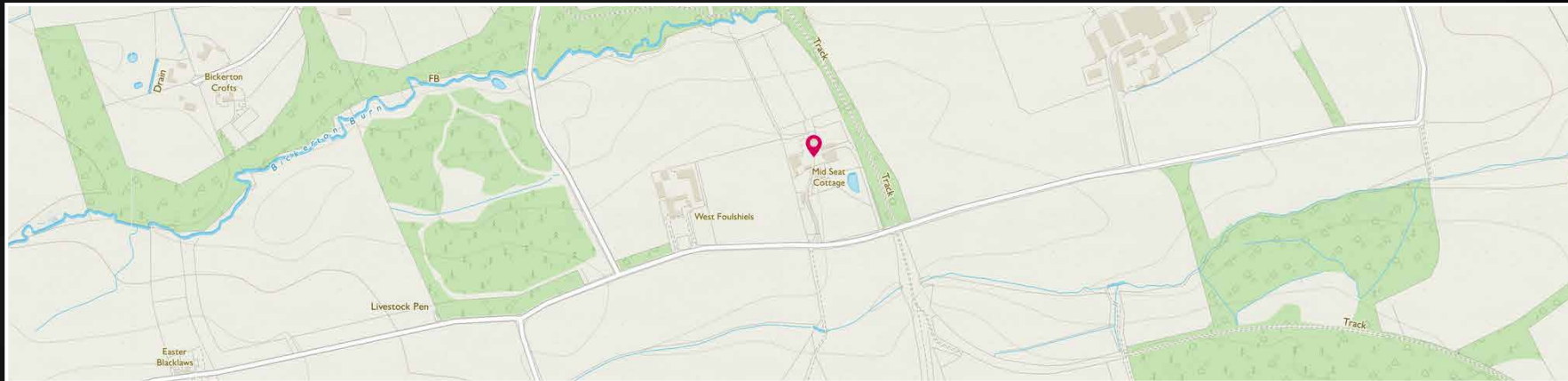
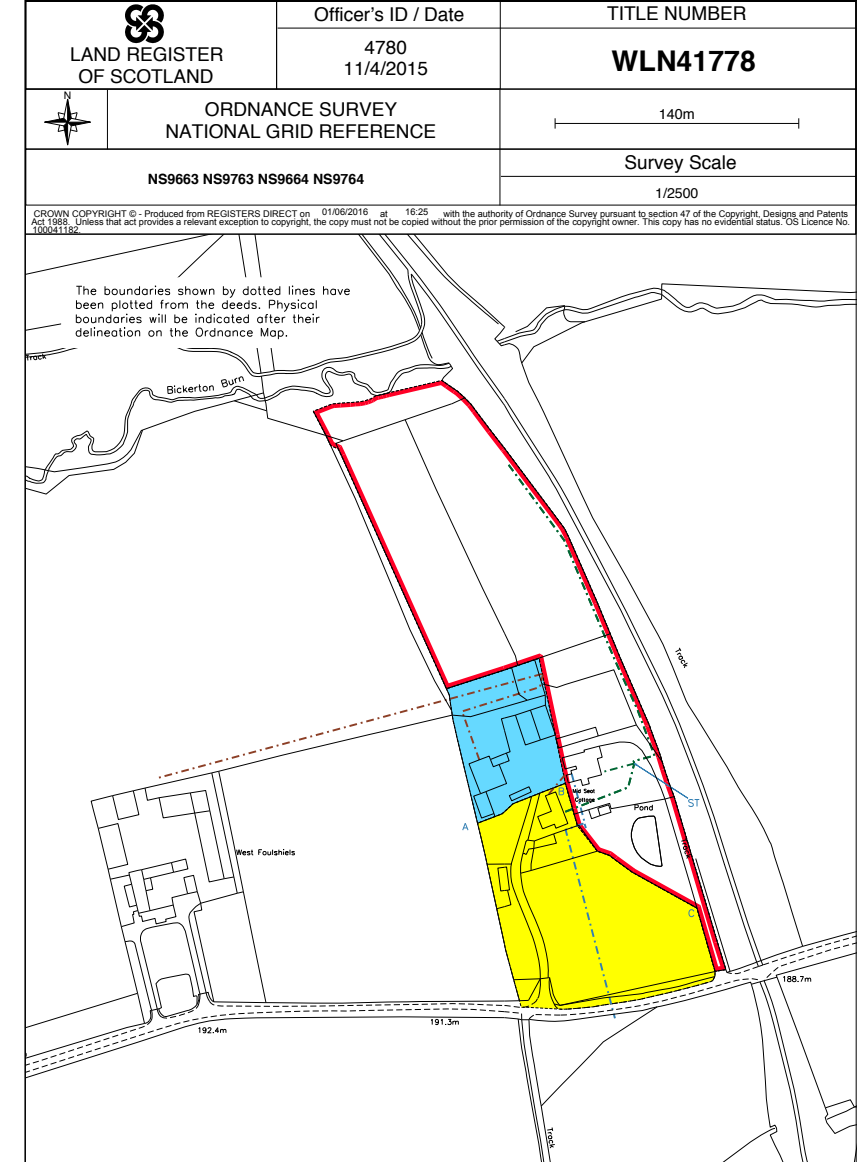


Externally the property has a spacious yard with workshops for industrial use. The yard is located to the rear of the cottage, enjoying a southerly outlook to open countryside and beyond. The paddock lies behind the yard and stretches northwards from the cottages towards



the Bickerton Burn. A bridle path runs along the eastern boundary of the property.

The property also benefits from oil fired heating and a mixture of single and double-glazed units.





  
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