

EASTER LONGRIDGE FARM

LONGRIDGE, WEST LOTHIAN, EH47 8AA

THE FARM



McEwan Fraser is delighted to present Easter Longridge Farm to the market.

Previously run as a successful livery business, the property constitutes a traditional four-bedroom farmhouse with attached outbuildings and stabling for up to 25 horses, extensive garden, courtyard, small paddock, and riding arena which sits on approximately 1.4 acres with attached road, and two fields of class 4 agricultural land totaling approximately 17 acres.

The property is offered for sale as a whole or in two lots.



HOUSE AND FARM BUILDINGS

The farmhouse, riding area, paddock, outbuildings and two stable blocks with a total of 25 boxes.

The traditional two-storey farmhouse is of solid stone construction and offers approximately 134m² of internal accommodation including four large double bedrooms, dining kitchen, a living room, a bathroom, and a utility area with access to two store rooms.

The property requires a degree of upgrading but does boast double glazing and oil-fired central heating.





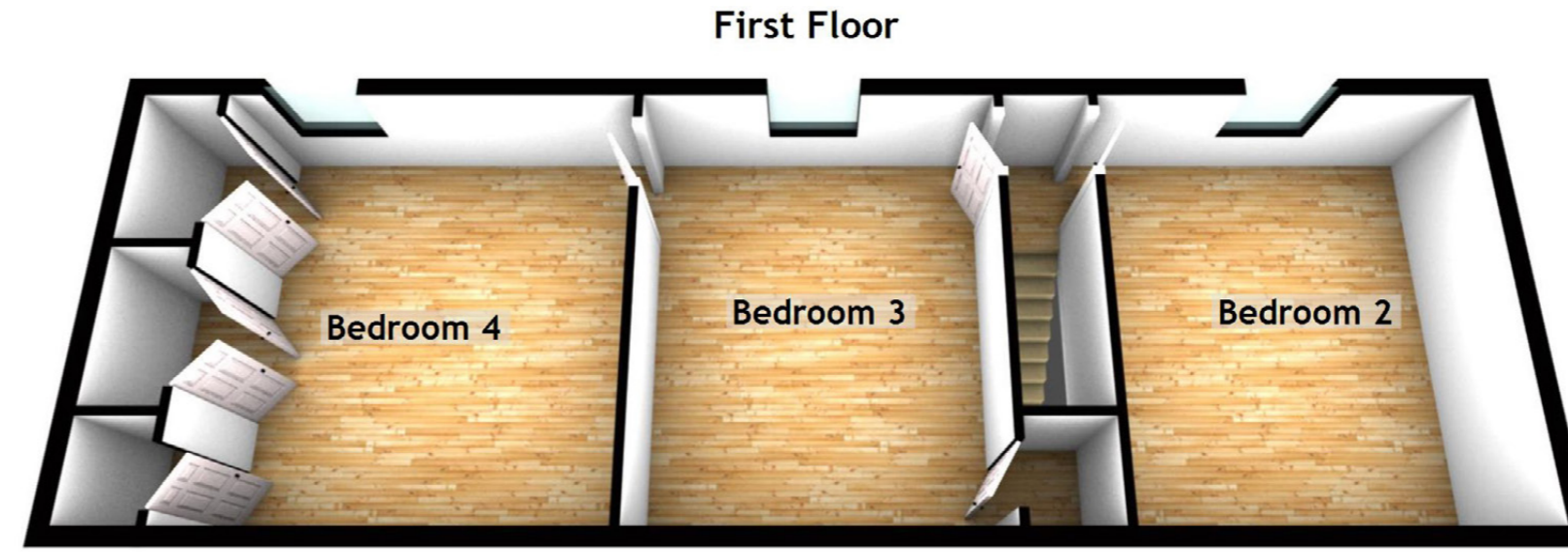
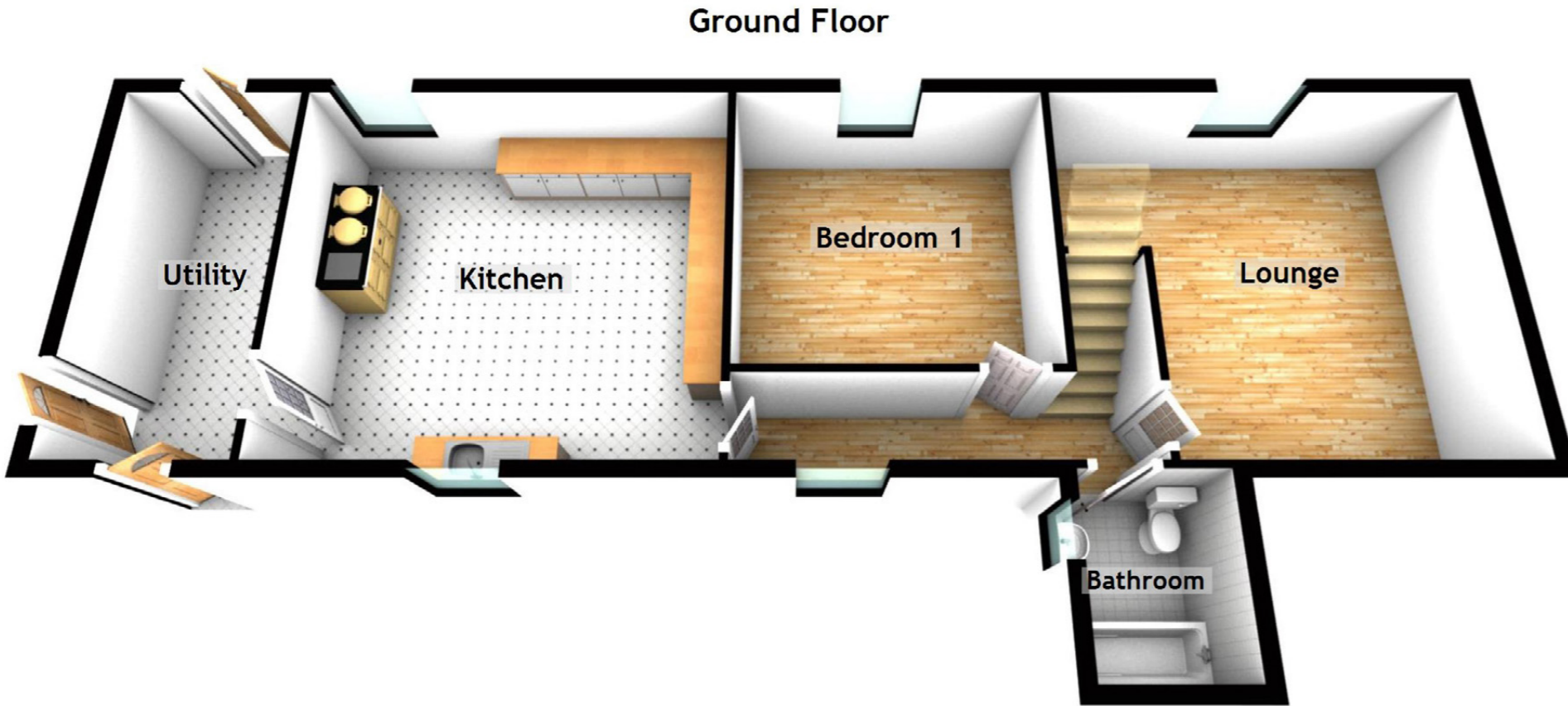
THE LOUNGE

THE KITCHEN





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FLOOR PLAN
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Approximate Dimensions
 (Taken from the widest point)

GROUND FLOOR	
Lounge	5.00m (16'5") x 4.47m (14'8")
Kitchen	5.12m (16'9") x 4.65m (15'3")
Utility	4.65m (15'3") x 2.14m (7')
Bedroom 1	3.72m (12'2") x 3.55m (11'8")
Bathroom	2.20m (7'3") x 1.65m (5'5")
FIRST FLOOR	
Bedroom 2	4.55m (14'11") x 3.99m (13'1")
Bedroom 3	4.55m (14'11") x 3.71m (12'2")
Bedroom 4	4.55m (14'11") x 4.30m (14'1")

Gross internal floor area (m²): 134m²

EPC Rating: E

THE FARM BUILDINGS

The farmhouse is directly attached to the farm buildings which include:

- Stable 1, Byre with 8 loose boxes & two stores
- Stable 2, with 17 loose boxes, feed room, tack room & store

The farm buildings surround a courtyard which gives access to a small paddock and a riding arena (approx. 20m x 40m).

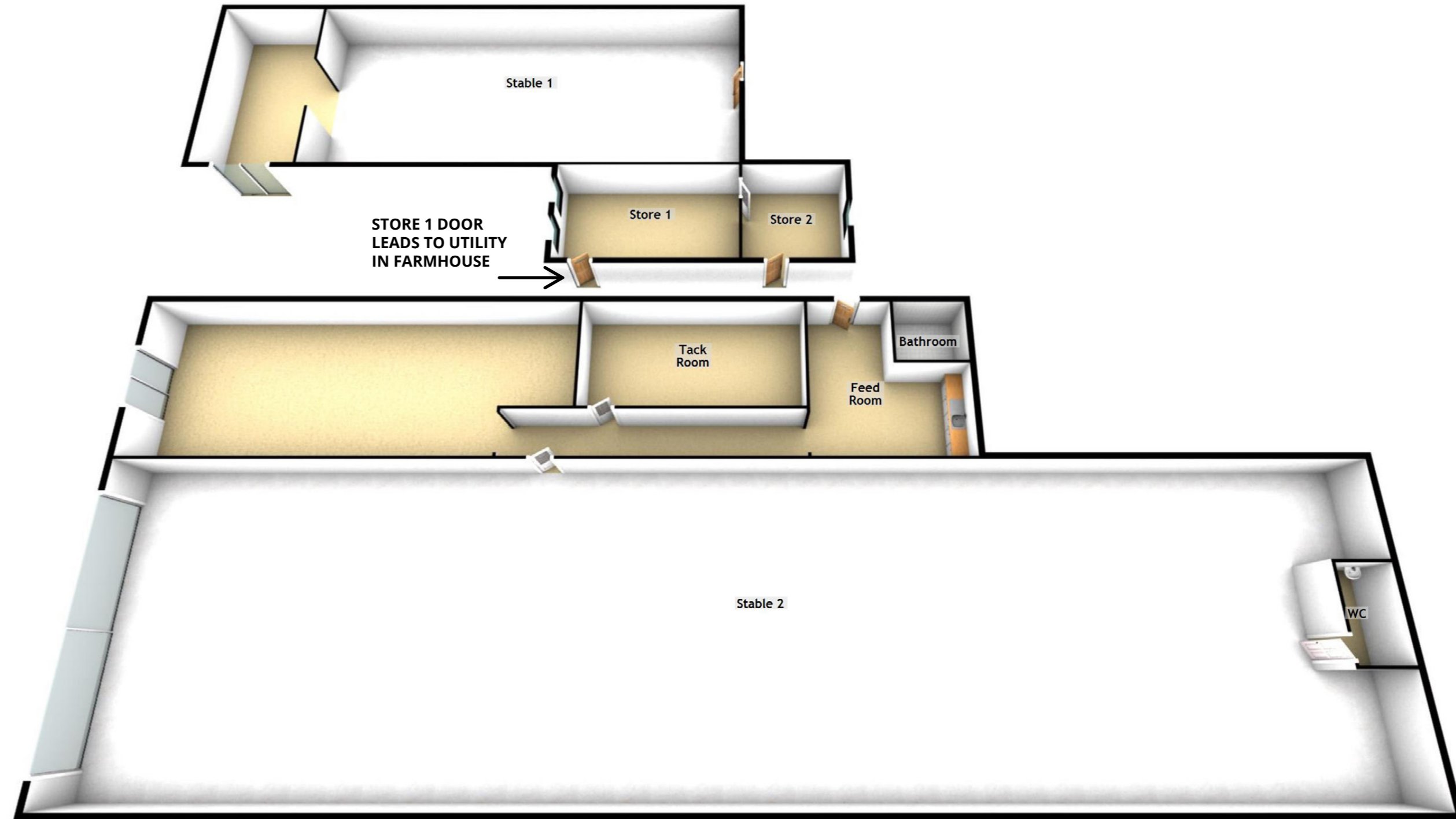


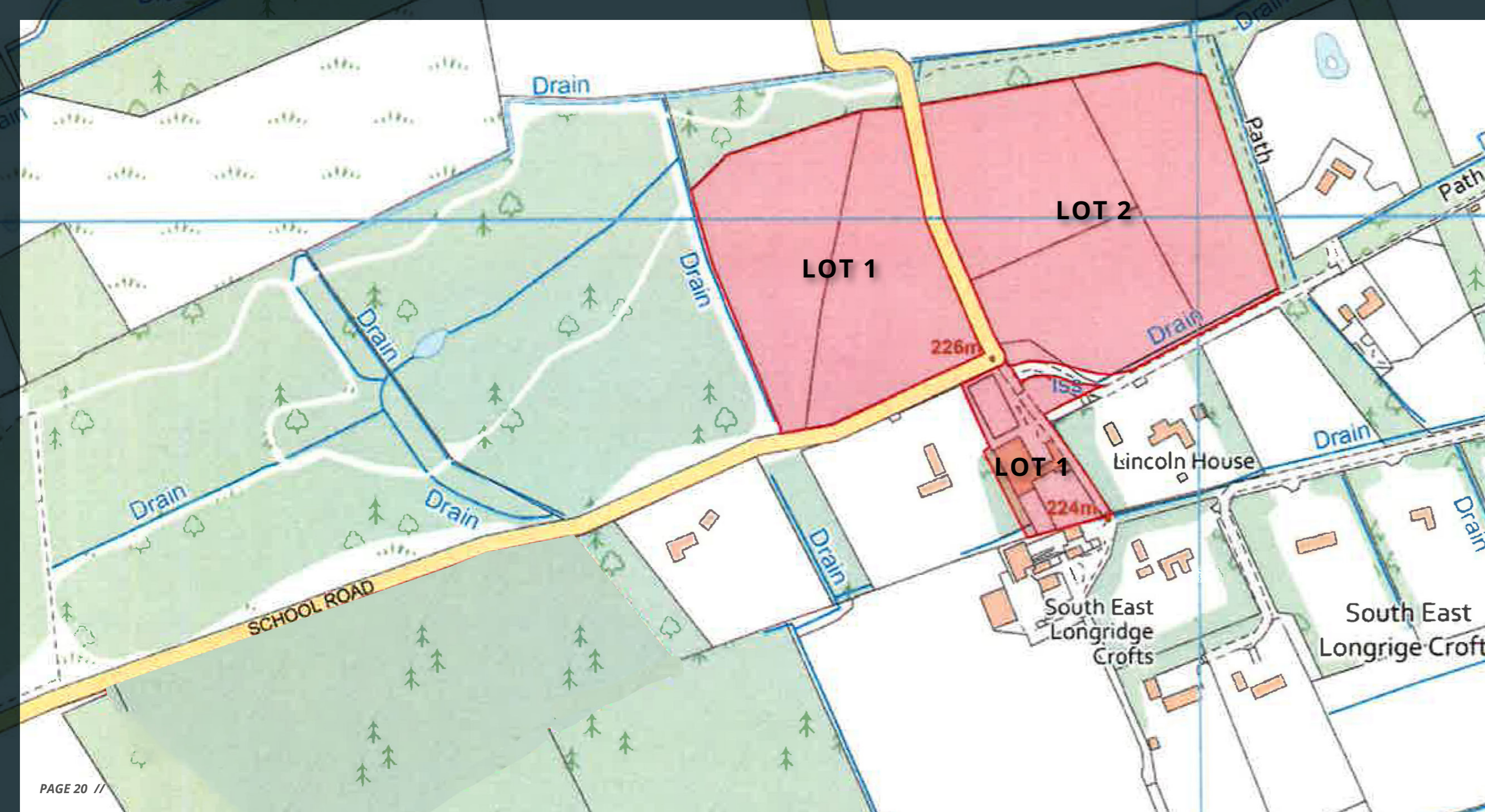


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STABLES & OUTBUILDINGS
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Approximate Dimensions
 (Taken from the widest point)

Stable 1	14.75m (48'5") x 6.47m (21'3")
Store 1	4.61m (15'1") x 3.50m (11'6")
Store 2	3.50m (11'6") x 3.06m (10')
Tack Room	6.89m (22'7") x 3.45m (11'4")
Feed Room	5.01m (16'5") x 4.90m (16'1")
Stable 2	36.65m (120'3") x 9.42m (30'11")





LAND

Extending to about 17 acres in total, the land at Easter Longridge farm constitutes two adjacent fields separated by a single track public road.

The land lies between 200m and 250m above sea level and is mainly classified by the James Hutton Institute for Soil Research as Class 4(2). The land is, therefore, deemed suitable for enterprises based primarily on grassland, although some forage crops and cereals for stock feed may be grown.

The property is being offered for sale as a whole or in two lots:

Lot 1 is the farmhouse, outbuildings, stables etc and the left hand field - 7.6 acres.

Lot 2 is the right hand field 9.5 acres.

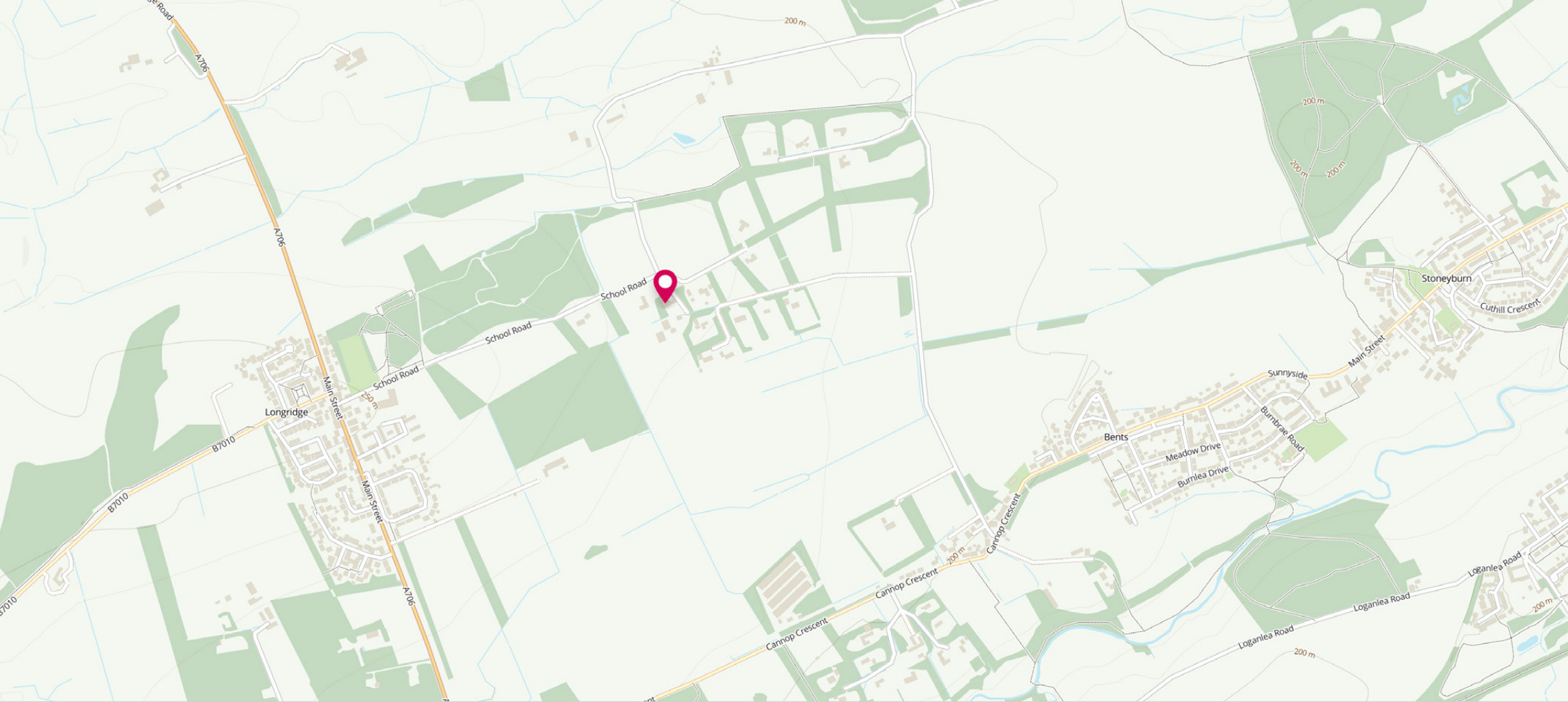


THE LOCATION



Longridge is approximately two miles from Whitburn and is close to Bathgate and Livingston. Within the village there are local shops and a primary school in the village whilst in nearby Whitburn, there is a good choice of shopping facilities, a swimming pool, sports centre and secondary school. Being situated adjacent to the M8, the village enjoys very easy communications with the rest of the country.

Both Edinburgh and Glasgow are within very easy reach, as are Falkirk and Stirling, the Forth Bridge, and all points North. Bathgate, Armadale or Fauldhouse railway stations are 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. The Centre in Livingston provides every possible facility, amenity and service, along with the widest possible choice of shopping, all within an enclosed shopping precinct. Several shops trade on a seven-day basis. Livingston, in general, provides a high level of amenities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



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