



WOODFIELD HOUSE

SWINEABBEY, EAST WHITBURN, EH47 7RH



Woodfield House

McEwan Fraser Legal is delighted to present to the market Woodfield House an already established, luxurious self-catering holiday cottage that can accommodate up to fifteen guests with forward bookings into 2022.

Woodfield House sits on one acre of land and offers guests a host of luxurious amenities including an indoor swimming pool, hot tub, saunas, beauty rooms, outdoor decking and barbeque area. The current owner also offers the option of chefs and beauticians to be present for guests should they wish to utilise this service. The property sleeps fifteen and it's easy to see why the average occupancy level at Woodfield House is currently 98% and return on investment is over 10%.







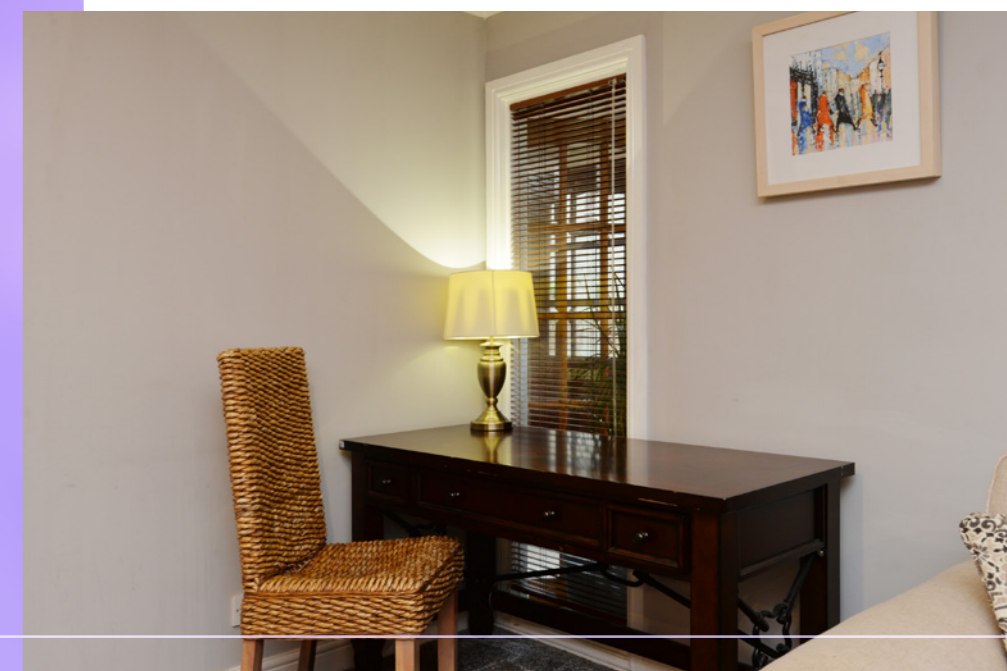
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Accommodation comprises, welcoming entrance hall leading into a luxurious large lounge area, a modern dining kitchen with granite worktops and ample appliances, a dining area, a utility room, a laundry room with a store, a spacious sunroom and an indoor swimming pool. There are four double bedrooms and one single bedroom in the main house, three of which are en-suite and a family bathroom.



THE LOUNGE



KITCHEN, DINING ROOM & UTILITY





THE HALLWAY



THE BEDROOMS



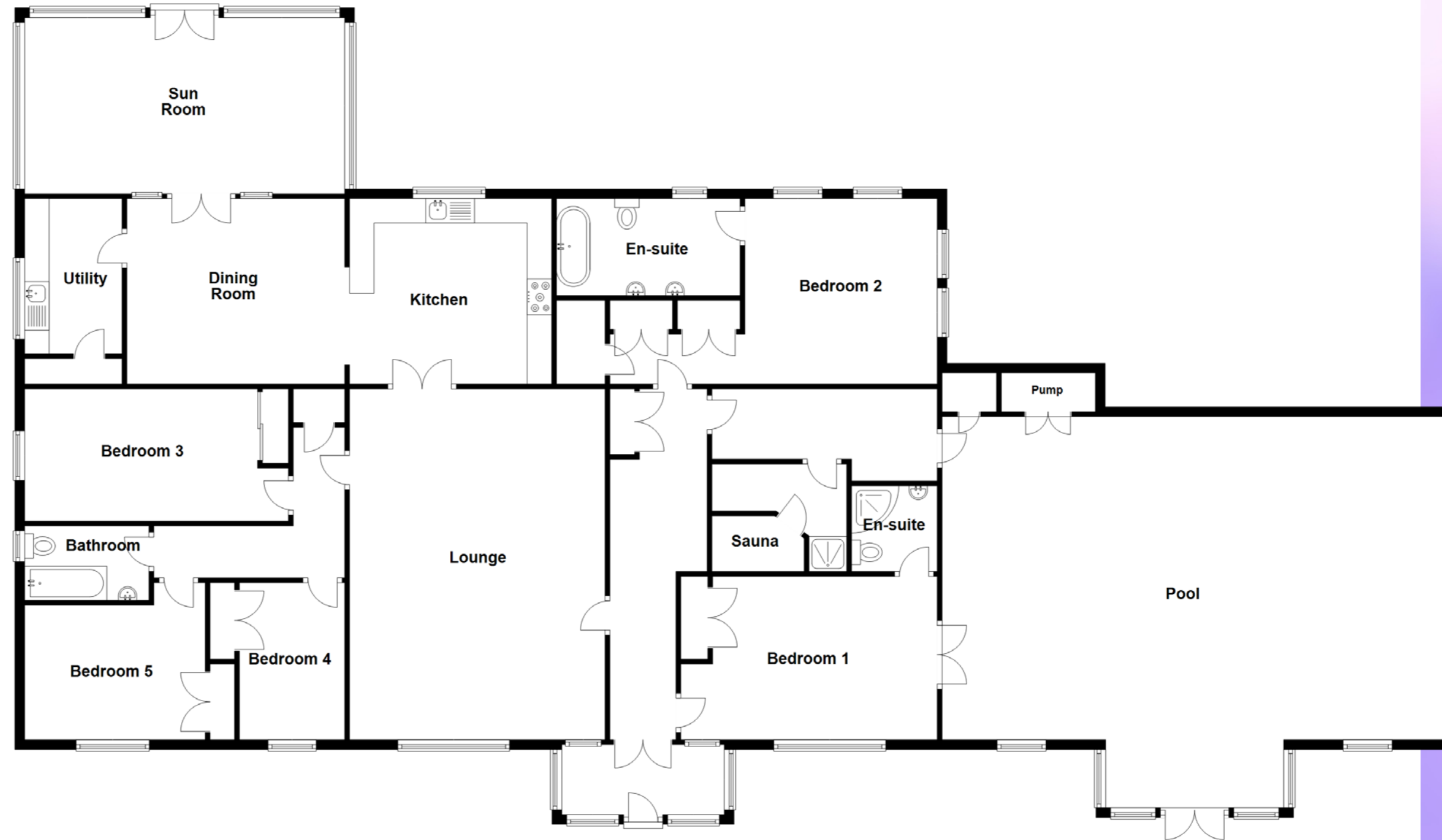


BEDROOMS & BATHROOM

Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	7.17m (23'6") x 5.22m (17'2")
Kitchen	4.13m (13'7") x 3.79m (12'5")
Utility	3.17m (10'5") x 1.99m (6'6")
Dining Room	4.45m (14'7") x 3.79m (12'5")
Sun Room	6.54m (21'5") x 3.60m (11'10")
Bedroom 1	5.24m (17'2") x 3.34m (10'11")
En-suite	1.75m (5'9") x 1.75m (5'9")
Bedroom 2	6.43m (21'1") x 3.77m (12'4")
En-suite	3.75m (12'4") x 1.98m (6'6")
Bedroom 3	5.39m (17'8") x 2.70m (8'10")
Bedroom 4	3.17m (10'5") x 2.15m (7'1")
Bedroom 5	3.69m (12'1") x 3.20m (10'6")
Bathroom	2.54m (8'4") x 1.52m (5')
Pool	10.30m (33'10") x 6.00m (19'8")



luxurious self-catering holiday cottage that can accommodate up to fifteen guests



Woodfield House - Annexe

The annexe building has a large bedroom with an en-suite which can accommodate a further four guests. Within the annexe, you will also find three well-equipped treatment rooms a kitchen area and a shower room.

The property also benefits from gas central heating, double glazing, WiFi, Sky TV and a courtyard providing ample parking.

The current owners truly have considered everything, from single beds that can be made into super king beds depending on the needs of the guests, widescreen TV's thought the property, maid, beautician and chef service available on request, quality towels, linen and furniture, luxury crockery, glassware and cutlery all of which are included in the sale.

TREATMENT ROOM & OFFICE



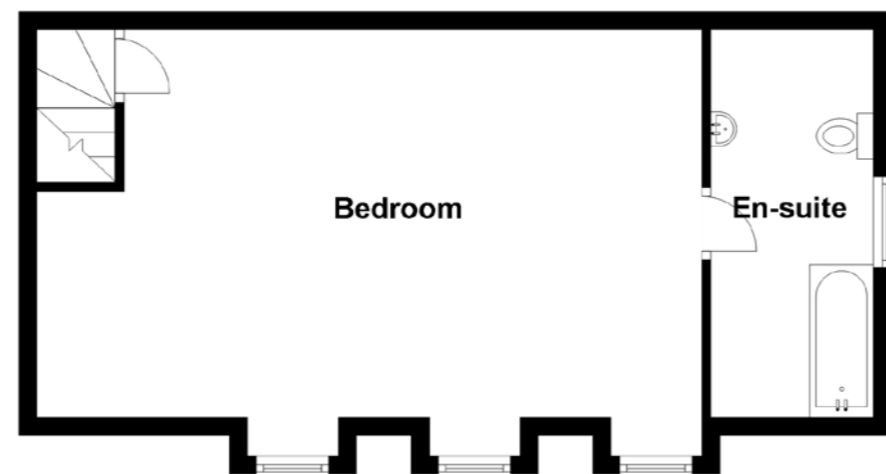
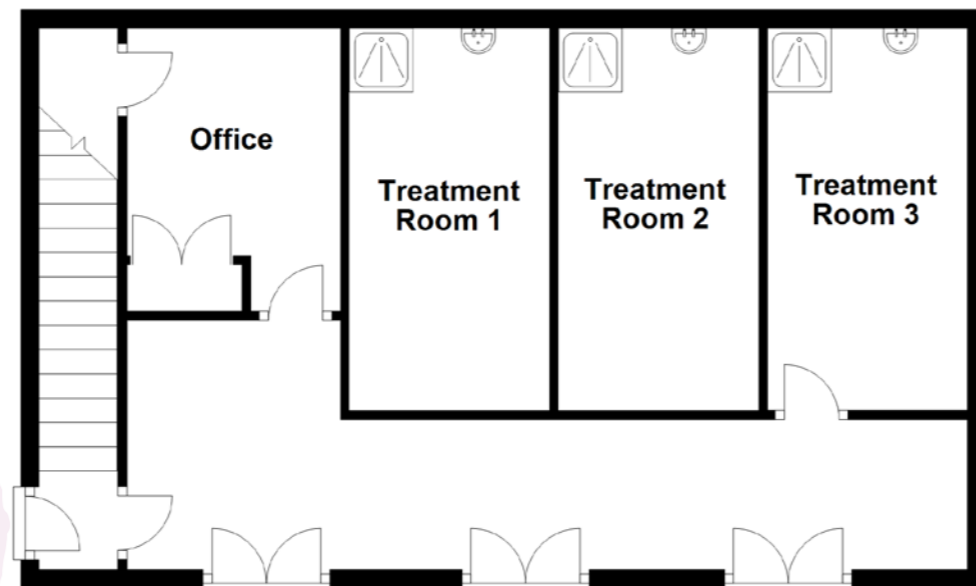


BEDROOM & EN-SUITE

Specifications

Approximate Dimensions (Taken from the widest point)

Office	3.11m (10'2") x 2.35m (7'9")
Treatment Room 1	4.20m (13'9") x 2.20m (7'3")
Treatment Room 2	4.20m (13'9") x 2.20m (7'3")
Treatment Room 3	4.20m (13'9") x 2.20m (7'3")
Bedroom	7.32m (24') x 4.68m (15'4")
En-suite	4.22m (13'10") x 1.79m (5'10")



Overall, Woodfield House provides a fantastic 'hands off' investment in an industry that is currently thriving. With a double-digit return on investment and forward bookings into 2022, it truly is a unique opportunity.

Services: Mains water, electricity, gas.

Tenure: Freehold.

Website: <https://www.woodfield-house.com/>

Accounts: Will be made available following a formal viewing or note of interest by your solicitor.

The Location

Nestled in West Lothian, five miles to the west of Livingston, East Whitburn is close to a host of local amenities including shops to take care of day-to-day needs and well respected primary and secondary schools.

The property is only a short drive to Bathgate train station for easy access to Edinburgh and Glasgow. Bathgate golf course is nearby and is easily reached by car in less than ten minutes. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars and an excellent cinema.

Minutes from the M8, twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.





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