

**FOR SALE**

**Wairdlaw**

Bathgate, West Lothian, EH48 4NP

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



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# Wairdlaw

Bathgate, West Lothian, EH48 4NP

Wairdlaw is an attractive country property comprising a spacious 4/5 bedroom dwelling, traditional stone outbuildings, amenity woodland and land extending to approximately 15.63 acres in all.

Situated on the edge of Beecraigs Country Park, Wairdlaw is suited to both equestrian and lifestyle buyers with commuting links to Edinburgh and Glasgow.

- Five bedroom dwelling
- Traditional steading with the potential for further development
- 5.46 acre paddock
- 8.54 acres amenity woodland

## Selling Agents

Davidson & Robertson  
 Suite 6  
 West Philipstoun Steading  
 Linlithgow  
 West Lothian  
 EH49 7RY

Tel: 01506 811812  
 Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
 Web: [www.drrural.co.uk](http://www.drrural.co.uk)

## Situation

Situated in central Scotland, Wairdlaw lies between Linlithgow, approximately 2.5 miles to the north, and Bathgate which is 3.5 miles to the south west. The property is only three miles from the M8 and 2.5 miles from the M9, providing excellent commuting links to Edinburgh, Glasgow and Stirling. Linlithgow and Bathgate also benefit from frequent rail links to both Edinburgh and Glasgow.

The towns of Linlithgow and Bathgate both offer an excellent range of shops, supermarkets, cafés, bars, restaurants, leisure facilities and professional services. Linlithgow is an attractive town steeped in history, with Linlithgow Palace being the birthplace of James V and Mary Queen of Scots.

Wairdlaw is currently in the Linlithgow Primary and Linlithgow Academy school catchments, both of which are known for the quality of their facilities and teaching.

The local area offers many opportunities for the outdoor enthusiast including Beecraigs Country Park which is located at the end of the private driveway. Beecraigs extends to some 913 acres, catering for a wide range of leisure and recreational activities from an adventure play area to walking, cycling and horse riding. There are excellent hacking out options from directly from Wairdlaw.

## Access

Access to Wairdlaw is gained via a minor public road. From Edinburgh or Glasgow, leave the M8 at Junction 3, taking the fourth exit from the roundabout onto A899. At the next roundabout, take the second exit onto the A899. After approximately 0.3 miles take the first exit, signposted Dechmont. Turn right onto Burnhouse Road, and after approximately 2 miles take a left signposted 'South Mains'. After 1 further mile, Wairdlaw will be on your left.





### Description

Wairdlaw is a beautiful country property set in a picturesque location, benefitting from an elevated position with views across the surrounding countryside towards Edinburgh and Arthurs Seat. In all the property extends to approximately 15.63 acres.

The property comprises a spacious and well-presented one and a half storey dwelling, traditional stone outbuildings, 5.46 acre paddock and 8.54 acres of amenity woodland.

Situated in a beautiful courtyard, Wairdlaw is of stone construction under a slate roof, benefitting from outstanding scenic views of the surrounding countryside. Estimated to originally date from the 1600s, the dwelling provides attractive family accommodation whilst retaining its country character, with traditional gas lights and wooden floors throughout and is in move-in condition.

The range of traditional outbuildings are of stone construction with the large two storey barn to the east of the property providing potential conversion opportunities to be utilised as a separate annex, Air BnB or holiday let, subject to the necessary consents.

The smaller outbuildings retain some character features including an old stable and historic stove. Some of the outbuildings are in need of upgrading but present the opportunity for renovation in to something bespoke.

### Accommodation comprises:

#### Ground Floor

##### Porch/Larder

Rear entrance porch with space for hanging jackets and access into the external larder.

#### Kitchen/Dining Room

Spacious kitchen/dining room with double doors to conservatory. Partially fitted kitchen with gas hob, double oven and AGA. The kitchen/dining room also benefits from a wood burning stove.

#### Bedroom 1

Double bedroom with separate access and fitted wardrobe

#### Shower Room

Shower room with WC and wash hand basin.

#### Conservatory

Situated through French doors from the kitchen/dining room, the conservatory makes the most of the southerly aspect and views towards Edinburgh.



#### Utility Room

Located just off the kitchen/family room, fitted sink unit and space for washing machine and tumble drier.

#### Bathroom

White 3 piece suite with wood panelling bath panel and traditional wooden shutters.

#### Bedroom 2

Large double bedroom with fitted wardrobes and wooden floors. The previous fireplace has been blocked up but could be reinstated.

#### Sitting Room

Down a few steps to a spacious dual aspect sitting room with open fire and great views to the south east.

#### Music Room

Spacious room with fitted bookshelves and access to the Vinery.

#### Vinery

With paved floor and tree, this Vinery is an attractive edition to Wairdlaw but would benefit from upgrading.

#### First Floor

#### Bedroom 3

Large double bedroom with open fire and south facing velux.

#### Bedroom 4/5

Large double bedroom with further bedroom or dressing room accessed through it.



#### Outside

Wairdlaw benefits from a private and sheltered courtyard to the rear of the property with established shrubs and trees, together with a small pond. There is also an outdoor BBQ area which is perfect to maximise the fantastic surroundings. To the east of the property is a large gravel driveway with stone dyke roundel providing ample parking for multiple vehicles together with a car port for 2 cars.

There is a generously sized, low maintenance garden which is currently laid to lawn with some mature trees. The garden leads to a walkway through the woodland, providing both privacy and a scenic walks.

There are a number of small outbuildings surrounding the courtyard, one of which was a former stable with traditional slabbing with one having been converted to a wine cellar. All the outbuildings have been used latterly for storage and would benefit from some maintenance prior to use.

The traditional workshop has a stone floor and stone benches with wooden and stone tops. The two storey adjoining barn has a wooden staircase and floor. Both the workshop and barn are of stone construction with slate roof. Subject to the necessary consents, these buildings have potential for further conversation.

#### Services

The property benefits from mains electricity and is serviced by a private water supply from a borehole with backup Limekiln, LPG central heating and double glazing throughout.



Further sources of heat are provided by the Aga in the kitchen, wood burning stove and open fires in the sitting room and living room. A broadband connection is available.

#### Council Tax

Wairdlaw has been assessed as Council Tax Band G.

#### Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as Band G (10).

#### Sheds

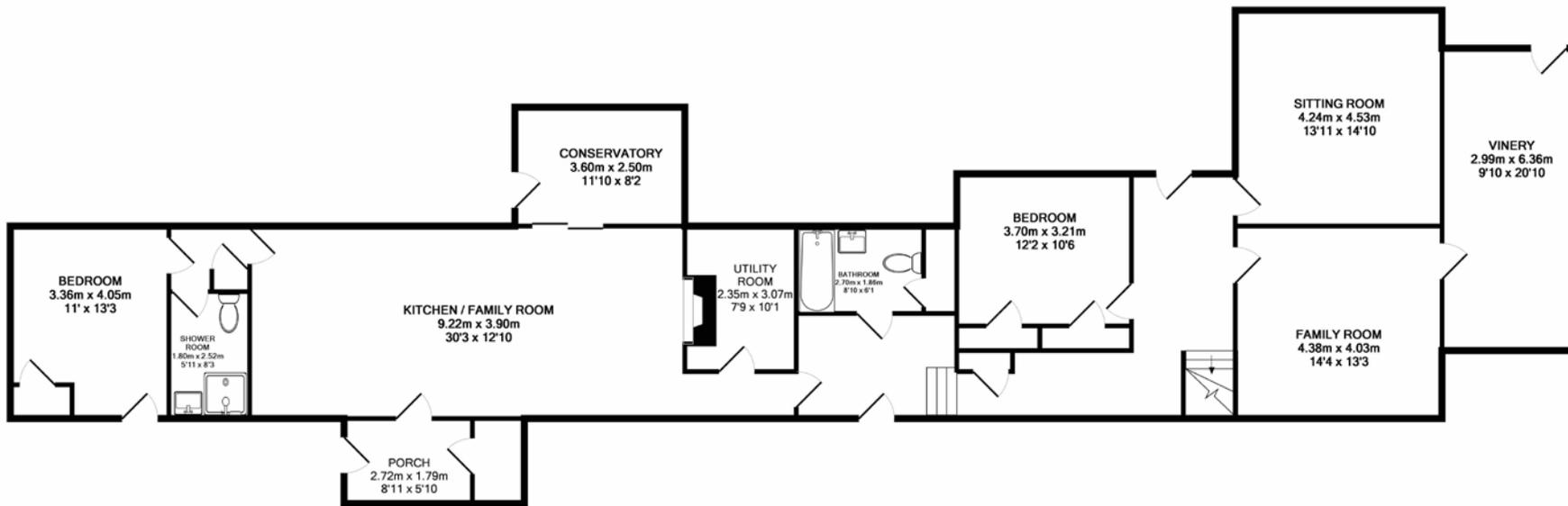
To the east of the dwelling lie two sheds. These have previously been used for housing of livestock until latterly where they have been utilised as storage. They would benefit from some upgrading but would be ideal for the house of livestock or horses.

#### Paddock

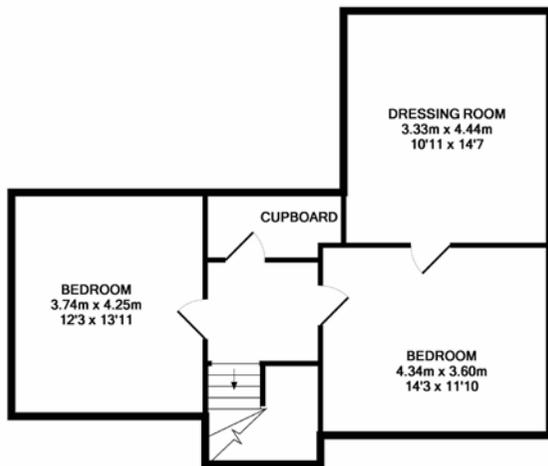
To the north of the dwelling lies a grass paddock extending to approximately 5.46 acres. Historically this has been utilised as sheep grazing with a crop of hay/silage taken but would be perfectly suited for equestrian or livestock purposes.

#### Woodland

The woodland plantation to the south and west includes a range of mixed native broadleaf species. The planted area extends to approximately 8.54 acres in all and includes a Limekiln which is thought to date back to the 19th century.

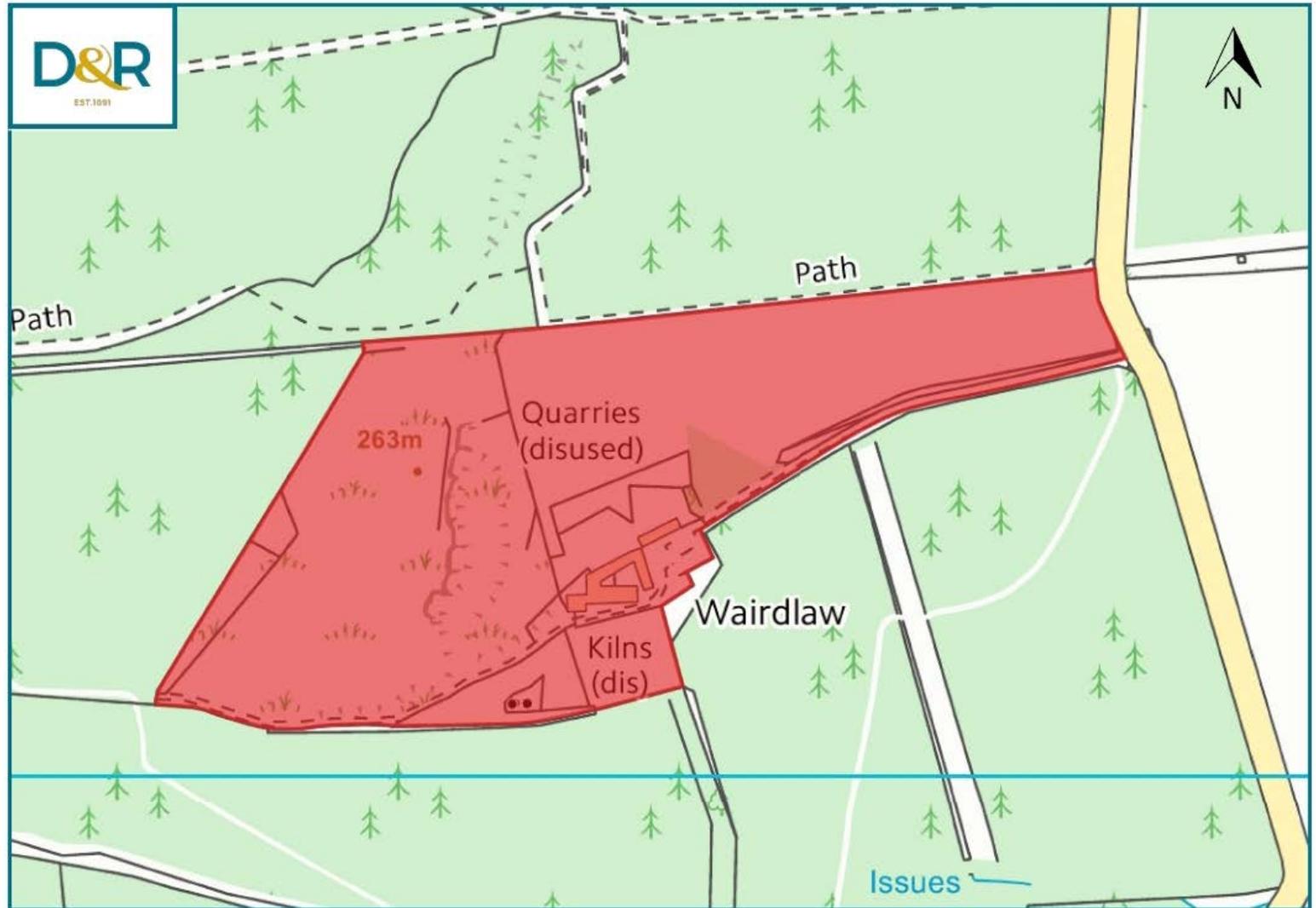


GROUND FLOOR



1ST FLOOR





### Basic Payment Scheme (BPS) & IACS

The land is not registered for any support payments however a purchaser should be able to have the land registered with the department.

### Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

### Mineral Rights

To the extent they are included within the vendor's title.

### Solicitors

Conveyancing Direct  
The Salmond Chambers  
53 Morrison Street  
Glasgow  
G5 8LB

### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

### Local Authority

West Lothian Council  
West Lothian Civic Centre  
Howden South Road  
Livingston  
EH54 6FF

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents.

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

#### Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. There is high pressure gas pipelines that passes through the land at Wairdlaw. This is marked on the land by means of the white post markers.





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**PARTICULARS AND MISREPRESENTATION** – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.