

Galbraith



BYRES FARMHOUSE
BATHGATE, WEST LOTHIAN



BYRES FARMHOUSE, BATHGATE, WEST LoTHIAN

Farmhouse with large garden set by a charming steading development

Bathgate 2.4 miles ■ Livingston 4.2 miles ■ Edinburgh 18.6 miles

- 3 reception rooms. 4 bedrooms
- Flexible accommodation throughout
- Large garden mostly laid to lawn
- Excellent schooling available locally
- Rural yet commutable to major towns and cities
- Farmhouse with potential for modernisation



Galbraith

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 OnTheMarket.com

SITUATION

Byres Farmhouse is set within a steading development that was converted in the mid-2000s, and used to serve as the farmhouse for the local farm. Local train stations are minutes away. There are also excellent road links to Linlithgow and Livingston.

There is a wide range of shopping locally in Bathgate and Linlithgow with an excellent choice of schooling. Private schools include Clifton Hall at Newbridge together with choices for Edinburgh and Glasgow.

There is a broad range of recreational facilities including equestrian and countryside parks of Beescraigs and Muiravonside providing children's activities. Leisure centres are available in both Bathgate and Linlithgow. Superb golfing facilities at Bathgate and in Linlithgow.

DESCRIPTION

Formerly a farmhouse now a rural holding in need of some modernisation. Opportunities and possibilities are varied to turn this property into a rural family home that is close to local amenities. Spread across two floors the property offers flexible accommodation ideal for the modern family.

ACCOMMODATION

Ground Floor: Living Room, Dining Room, Breakfasting Kitchen, Conservatory, Store, and Workshop

First Floor: Master Bedroom, Three Double Bedrooms, and Family Bathroom

Second Floor: Large floored attic space





GARDEN (AND GROUNDS)

Large garden mostly laid to lawn, surrounded by a well maintained hedge, the garden also features various areas of planting and mature trees. Parking is available at the front and rear on the stone chipped driveway as well as the car port which is on the east side of the property.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic tank	Freehold	Oil	Band E	E	CTTP	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

EH48 4JT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://what3words.com/adjuster.putts.nerve>

SOLICITORS

P.C McFarlane, Sneddon Morrison

BOUNDARY

A section marked in blue on the sales plan will be retained by the client

LOCAL AUTHORITY

West Lothian Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

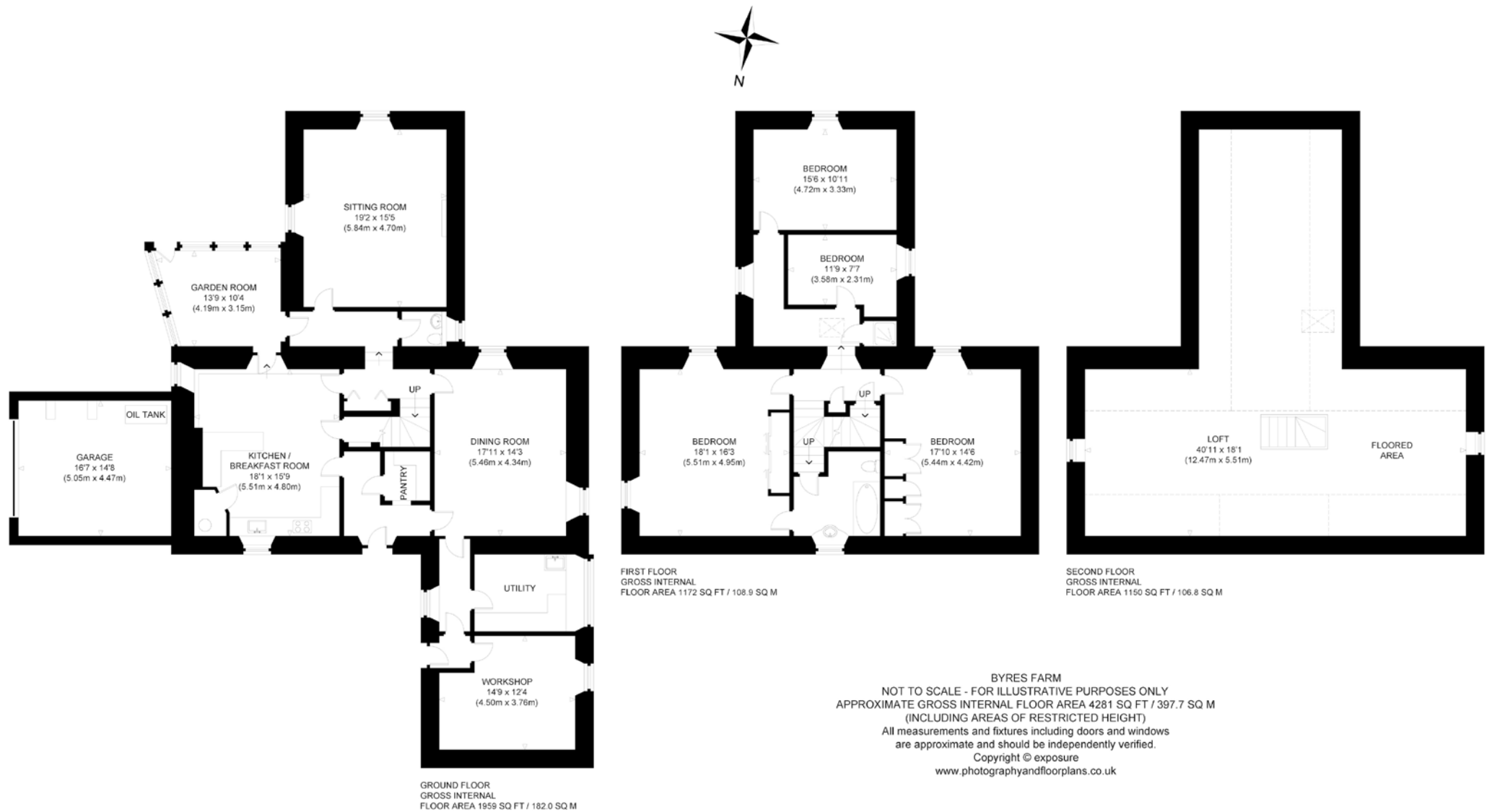
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.







IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2024.



Drumcross Steading

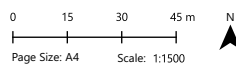
- Byres Farmhouse
- Retained by client

Galbraith

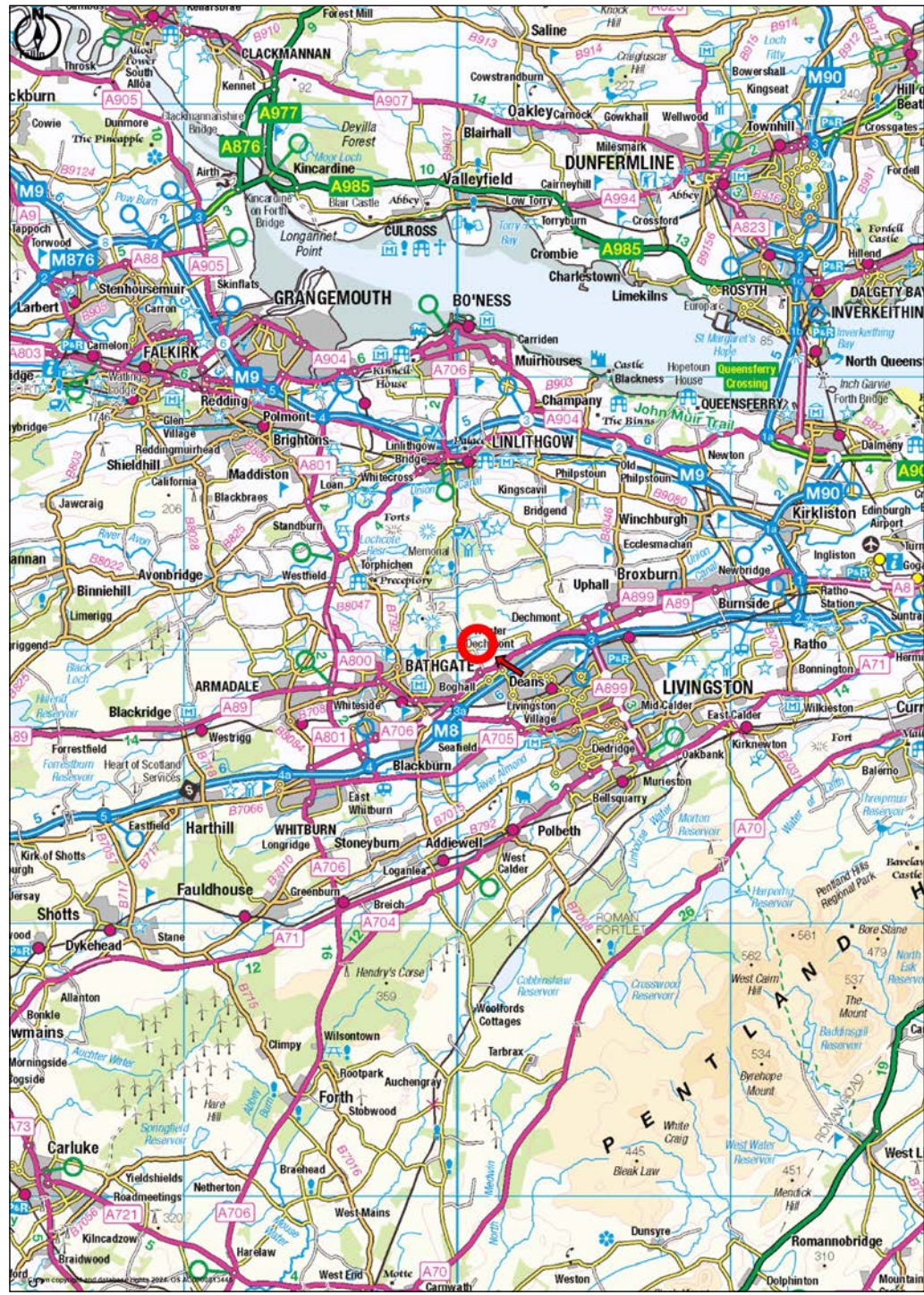
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