



**MUIREND**

BROXBURN, WEST LoTHIAN

**Galbraith**

## MUIREND, BROXBURN, WEST LoTHIAN

A charming and versatile small holding located within close proximity to the City of Edinburgh

Broxburn 2 miles ■ Livingston 4.5 miles ■ Edinburgh 14.5 miles

- Delightful 4-bedroom detached property with a large walled garden
- Paddock to the north of the property currently used for grazing
- Range of buildings which could be developed subject to necessary consents
- Enjoying uninterrupted views over the surrounding countryside

1.31 Ha (3.25 Acres)

For Sale as a Whole

**Galbraith**

Stirling  
01786 434600  
stirling@galbraithgroup.com

 OnTheMarket





### SITUATION

Muirend has a rural location with panoramic views over the surrounding countryside and beyond to the Pentland Hills. The town of Broxburn is approximately 2 miles north of the property and offers an excellent range of amenities. Livingston is closeby.

The historic Royal Burgh of Edinburgh lies about 14.5 miles to the east of the property and Glasgow is easily accessible by car and train.

Both public and private schools are within easy reach. The Primary School in Broxburn is served by a school bus.

Muirend is well situated for easy access to the M8, M9 and M90 motorways and also the Edinburgh Bypass. There are nearby tram and train stations with services to Edinburgh, Glasgow and London. Edinburgh Airport is a 10 minutes' drive and has a wide range of domestic and international flights.

The surrounding countryside provides ample opportunities for the outdoor enthusiast. There is a wide selection of golf courses in West Lothian and those in East Lothian and Fife are easily and quickly accessible due to the good transport links.

Walking, hiking, cycling and equestrian activities are all available locally with the Union Canal, Calderwood Country Park, Almondell, The Scottish National Equestrian Centre and the Pentland Hills all on the doorstep.



### DESCRIPTION

Muirend Farmhouse is a detached farmhouse with a large walled garden. The property is in good condition and situated in a rural location within easy reach of Edinburgh. The accommodation is set over two floors comprising:

**Ground Floor:** Entrance Vestibule, Hallway, Sitting Room, Sun Room with sliding door to Walled Garden, Bedroom 1, Bedroom 2, Office/Bedroom 3, Bathroom, Dining Kitchen with door to Walled Garden, Utility Room and Entrance Vestibule.

**First Floor:** Bedroom 4, Bedroom 5 and Shower Room with WC.

The layout is presented in more detail in the floorplans contained within these particulars.

Vehicular access to the property is over a driveway indicatively shown coloured green on the plan.

### GARDEN GROUND

Muirend Farmhouse has a walled garden lying to the west of the farmhouse. The garden can be accessed direct from the house by a garden door from the Dining Kitchen and a sliding patio door from the Sun Room. There is a paved patio area. The garden comprises a mixture of lawn, shrubs, plants and fruit trees.

To the front of the farmhouse is a large graveled area for car parking.





**PADDOCK**

The property includes a paddock which extends to 0.68 Ha (1.69 Acres) and is located to the north of the dwellinghouse. The paddock is currently down to grass and is being utilised for grazing by a local farmer. The land has been classified as Grade 2 by the James Hutton Institute.

**COACH HOUSE**

To the west of the property there is a former coach house which is of stone construction under a slate roof. The building would make an excellent additional dwelling for permanent living, holiday accommodation or conversion into office space subject to obtaining the necessary planning consents.

**MUIREND STEADING**

Muirend benefits from a range of modern and traditional buildings which sit to the rear of the property.

**GENERAL PURPOSE STORAGE SHED (23M X 12M)**

Of steel portal frame construction under a corrugated roof with corrugated and brick side cladding and a concrete floor.

**CATTLE COURT (22M X 19M)**

Of steel portal frame construction under a corrugated roof with Yorkshire boarding and stone side cladding and a concrete floor.



**FORMER PIGGERY (28.5M X 14.1M)**

Of brick construction under a corrugated roof and concrete floor.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Septic Tank	Oil	Band F	E41

**WHAT3WORDS**

w3w.co/sunshine.acrobats.agreeable

**POST CODE**

EH52 5PD

**LOCAL AUTHORITY**

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

T: 01506 280000

E: [customer.service@westlothian.gov.uk](mailto:customer.service@westlothian.gov.uk)

W: <https://www.westlothian.gov.uk/>



### **FIXTURES AND FITTINGS**

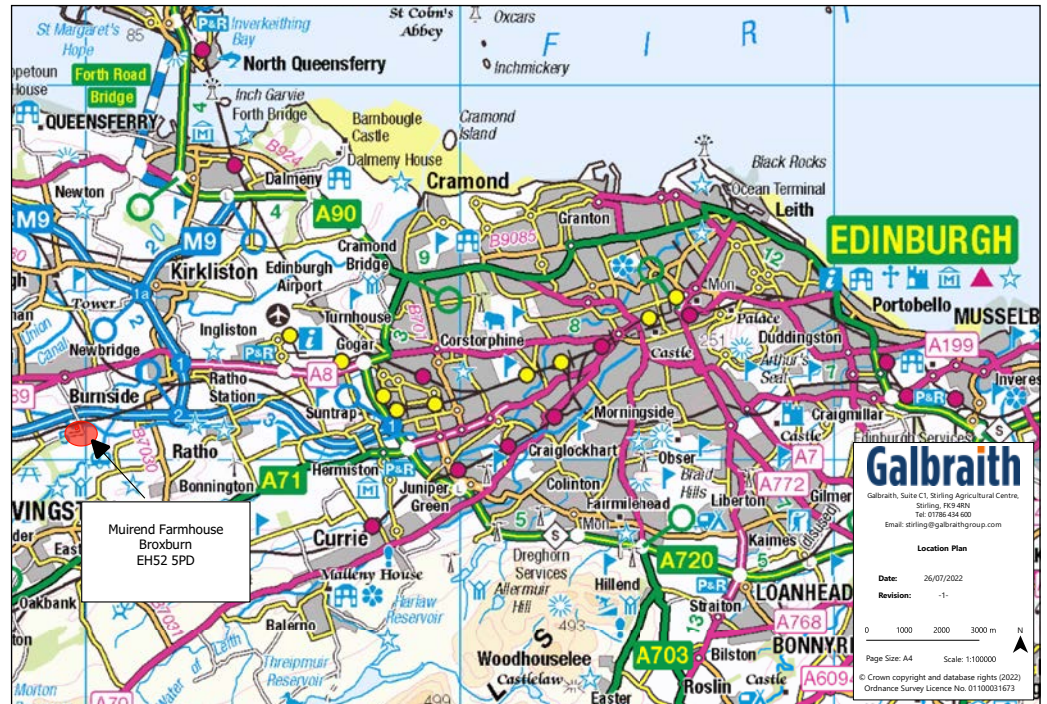
All fitted carpets are included. No other items are included unless specifically mentioned in these particulars.

### **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.





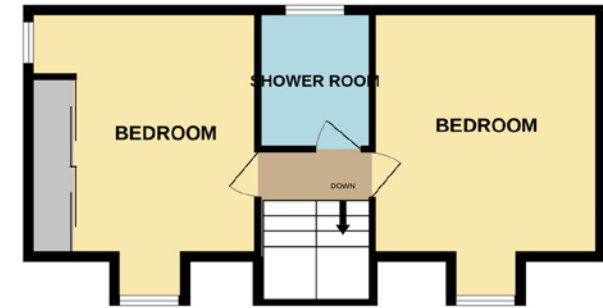




GROUND FLOOR



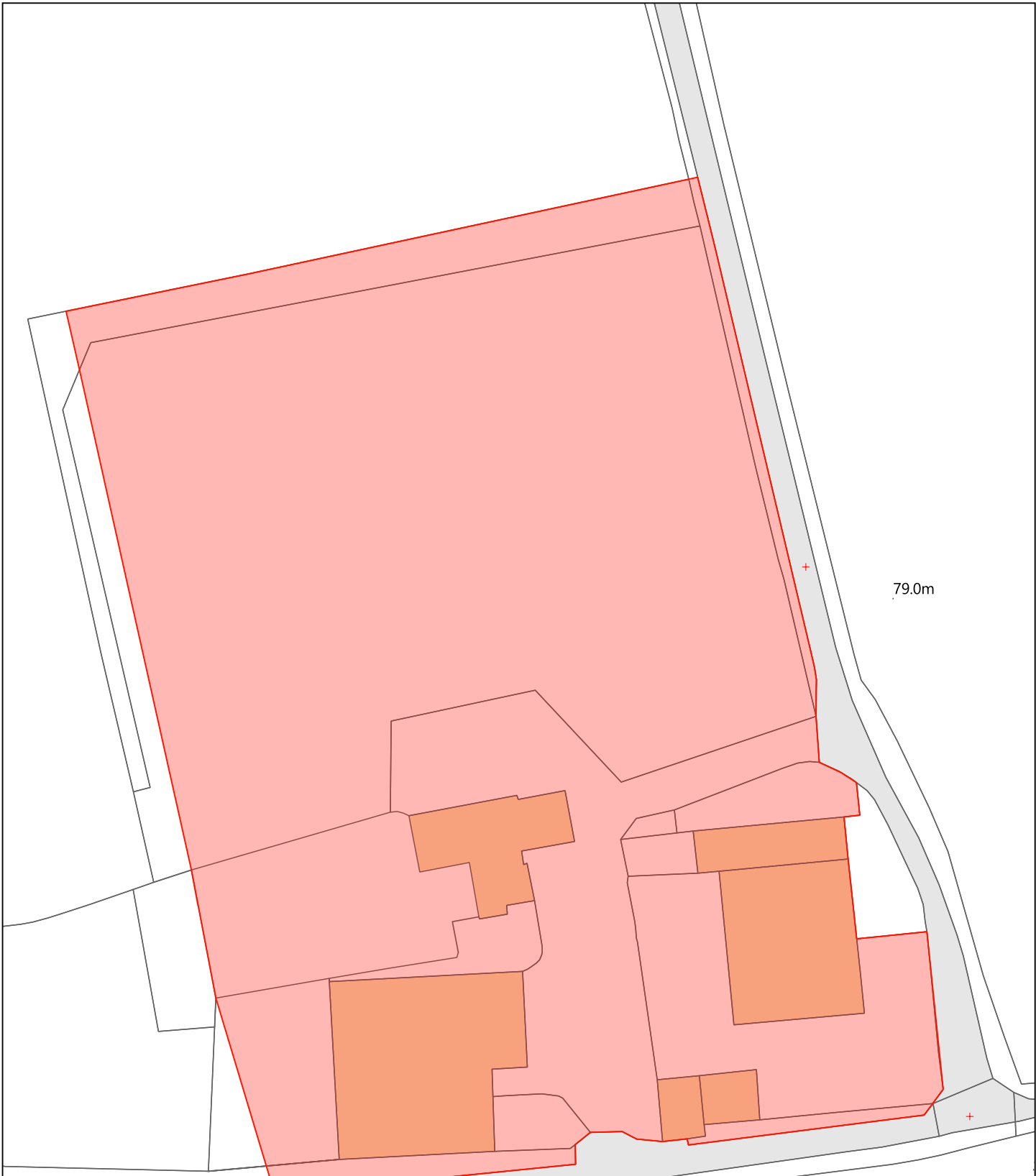
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

### IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of Muirend Farmhouse ("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 the offer is subject to the sale of a property, together with proof of funding and Identification. 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. Photographs taken March 2022 8. Brochure prepared February 2023



79.0m

**Galbraith**

Sale Plan

NOT TO SCALE

© Crown copyright and database rights (2023)  
Ordnance Survey Licence No. 01100031673



**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE