

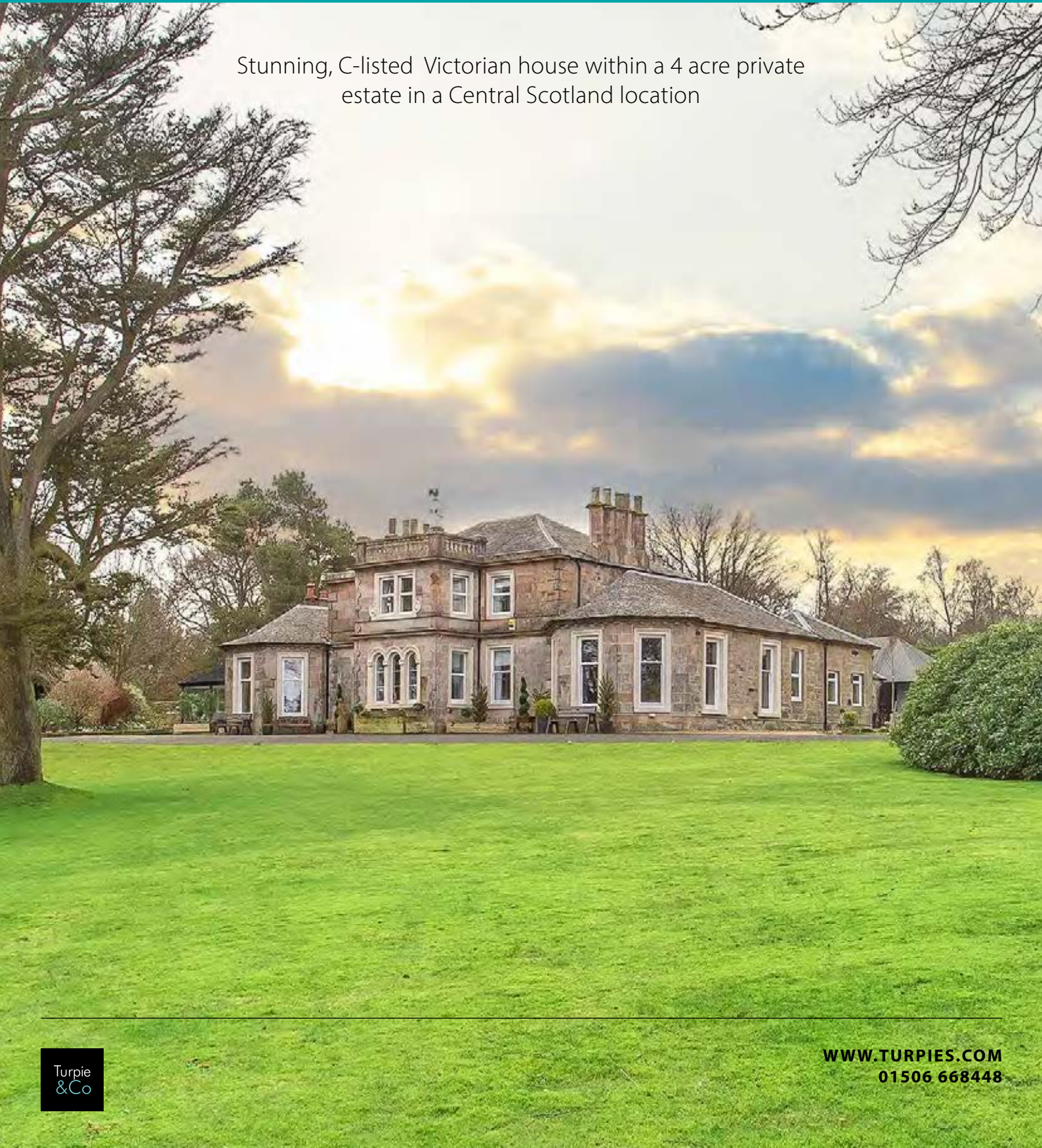


CRAIGBINNING HOUSE

DECHMONT | BROXBURN | WEST LOTHIAN

EH52 6NB

Stunning, C-listed Victorian house within a 4 acre private estate in a Central Scotland location





GILLIAN GREENWELL
Director
Turpie & Co.

At Turpie & Co, we have always believed that selling fine homes requires a special approach – one that is centred on understanding people and property. It's about helping you to find the right property for your lifestyle, giving you the information you need to gain an impression of what it's really like to live in a particular house and in a particular location.

It's a highly individual way of selling fine houses and reflects our commitment to providing you with the highest levels of service all personally handled with discretion and care by one of our directors.

Sometimes a truly exceptional property comes our way and Craigbinning House is just such a place. Perched on the eastern edge of rural West Lothian, this beautiful country house enjoys an elevated and bucolic setting yet is less than 17 miles from Edinburgh and its vibrant cultural and commercial life. And yet, it is much more than just this: Craigbinning offers the kind of beauty and quiet seclusion that you would expect to encounter somewhere in the Highlands but with all the convenience of a location at the heart of Scotland.

There are so many lifestyle possibilities to explore here. 4 acres of private land provide a balanced combination of mature woodland and established gardens suitable for outdoor pursuits or just a quiet walk with the dog. 4 garages will accommodate most vehicle requirements and a detached self-contained guest annexe might well delay teenagers from flying the nest or potentially tempt relatives/in-laws to become more permanent neighbours.

Craigbinning House and the West Lothian hills feel like part of a wonderful, secret world yet are very accessible and unimaginably close to the airport, M8/M9 motorway links and train stations and Linlithgow, Livingston and Uphall. The sense of freedom and unconstrained living here, the convenient location and spectacular scenery all combine to make Craigbinning a highly romantic as well as a highly practical place. It is a quintessential country house and the cream of a very select crop.

We welcome your enquiries at all times and look forward to speaking to you – whether you simply want to find out more about Craigbinning House or wish to arrange a viewing.

Yours sincerely

Gillian Greenwell

This beautiful country house enjoys an elevated and bucolic setting yet is less than 17 miles from Edinburgh and its vibrant cultural and commercial life.



CONTENTS

CRAIGBINNING HOUSE

Introduction	04-05
An impressive hallway	06-07
Drawing room with views to the garden and beyond	08-09
Orangery with a striking multi-fuel stove	10-11
Formal dining room	12-13
Contemporary kitchen	14-17
Additional Rooms	18-19
A cosy snug	20-21
Four double bedrooms	22-25
Bathroom with a freestanding, slipper bathtub	26-27
A seperate studio annexe	28-29

OUTDOORS

The Grounds	30-31
Area Map	32-33
The Area	34-38

FLOORPLAN

Floorplan and dimensions	39
--------------------------	----

4 acres of sprawling grounds,
including approximately 2.5 acres
of private woodland located 35
minutes from the City Centre



Commanding an elevated position with breathtaking views of the surrounding area and picturesque countryside, Craigbinning House is a stunning, detached C-listed Victorian house, perched on a hill on the eastern edge of West Lothian, near Dechmont. Nestled within 4 acres of sprawling grounds, including approximately 2.5 acres of private woodland, this delightful period home gives the desirable feel of a secluded country setting with the convenience of a Central Scotland location: a 15-minute drive to Edinburgh Airport, 35 minutes from the City Centre, 1.5 miles from the M8, a 9-minute drive to the nearest train station, and just 4 miles from Linlithgow and Livingston.



KEY FEATURES

- 4-acre private estate
- Period home with many original features
- Separate accommodation for guests or 'live-in relatives'
- 4 detached garages
- Quality specification and impeccably maintained
- Semi-rural countryside setting in central location

Exquisite period details and has been extensively modernised to an exceptional standard



The five-bedroom house, with several reception areas and four bathrooms, enjoys exquisite period details and has been extensively modernised to an exceptional standard by the current owner, with impeccable attention to detail, to create an extraordinary, unique home in a truly remarkable setting. The home also comes with a detached studio annexe for potential live-in relatives, and outstanding private parking.

A gated, winding road (with an intercom) takes you through the grounds, and when you arrive in front of the imposing house, it's easy to see why local residents and passers by admire it so much, with its beautiful stone exterior creating a lasting first impression. The front door swings open into a vestibule with

beautiful original floor tiling, immediately affording access to an impressive reception hall, where the exquisite accommodation is immediately apparent, with tranquil, muted décor accompanied by delicate cornice work and remarkable corning and a ceiling rose: prominent features in the drawing room and formal dining room, flanking the hall at either side.



A large bay window frames views of the gardens and beyond...



The drawing room occupies a generous footprint for endless furniture layouts, all arranged around the homely focal point of an understated fireplace surround with a multi-fuel stove inset. Here, two beautiful ceiling roses accompany the wonderfully elaborate cornicing, and a large bay window frames views of the gardens and beyond.

A sunroom with a striking multi-fuel stove

A door leading through to a sunroom: another flexible sitting area with swathes of glass allowing natural light to flood in and framing leafy views, and also with a striking multi-fuel stove.



Formal Dining Room



Across the hall, the formal dining room can comfortably accommodate a ten-seater dining table and other furniture, and features a similar bay window, exquisite corning and a ceiling rose as the drawing room, as well as a warming open fire.

Contemporary kitchen

An exceptionally generous sweep of chic Mereway cabinets is accompanied by colour-matched worktops and a tiled floor...



A full range of Smeg integrated appliances



Adding a contemporary touch to this outstanding home is a kitchen, conveniently accessed from the dining room. An exceptionally generous sweep of chic Mereway cabinets is accompanied by colour-matched worktops and a tiled floor, with a full range of Smeg integrated appliances sure to impress any home cook or budding amateur chef. Space is provided for a bistro table and chairs, ideal for morning coffee, and the kitchen is supplemented by an adjoining, matching utility room, providing a discrete separate laundry area with external access.



This interconnected area at the rear of the property could work particularly well as a spacious, ground floor 'owners suite'...



A number of additional rooms on the ground floor are interconnected, offering a flow of versatile spaces that could lend themselves to a variety of different uses. Currently set out as a recreation space which includes a games room, conservatory, bathroom and dressing room, this interconnected area at the rear of the property could work particularly well as a spacious, ground floor 'owners suite'. A cosy snug and a useful home study also flank either side of the hall, whilst a shower room completes the ground-floor accommodation.

A cosy snug...

...and a useful home study also flank either side of the hall, whilst a shower room completes the ground-floor accommodation...



Four double bedrooms on the upper floor



Ascending the stairs to the first floor, you reach a galleried, naturally-lit landing, which in turn affords access to the home's four double bedrooms, all continuing the grandeur of the living accommodation and presented in an immaculate fashion. The stylish sleeping areas all offer plenty of space for an assortment of freestanding bedroom furniture and enjoy tasteful, understated décor, chic accent wallpaper and fitted carpets for optimum comfort.

Stylish principal bedroom

The master bedroom is supplemented by a snug, offering an ideal dressing room, home study area, or peaceful reading nook.



A bathroom with a freestanding, slipper bathtub

Housed on a split-level between the ground and first floors and completing the internal accommodation in the main house is a bathroom, a shower room, and a separate WC. The bathroom, with rich, navy-blue décor, white wall panelling, and a handsome feature fireplace, houses a freestanding, slipper bathtub with delightful claw feet and a traditional-style shower attachment, set on elegantly-patterned tiles.



The shower room comprises a deluxe walk-in shower enclosure and a basin set into excellent vanity storage, whilst the WC features a two-piece suite and charming display recesses.

The home is efficiently heated by an oil-fired central heating system and benefits from double-glazed windows throughout.



A seperate guest annexe

A separate guest annexe, just next door to the house and perfect for elderly live-in relatives or older children not quite ready to fly the nest, houses a spacious living/bedroom area, a

modern breakfasting kitchen, and a shower room. The annexe benefits from electric heating and partial double glazing. Outside, the annexe is accompanied by a small garden area with a hot tub, and a detached single garage with a workshop.

...Just next door to the house and perfect for elderly live-in relatives or older children not quite ready to fly the nest...

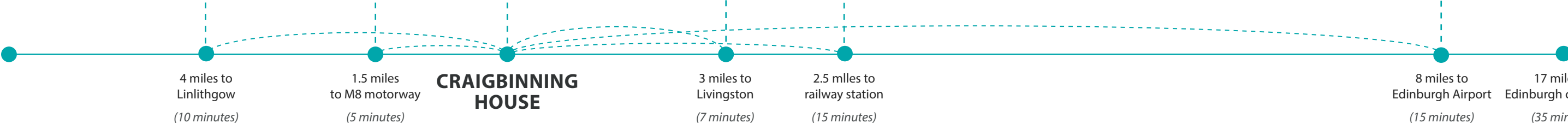


§ Set on a private 4-acre estate, the home boasts a truly remarkable, unique setting, making it hard to believe you are in such a well-connected location.



The garden grounds consist of a paved patio area for outdoor seating, expansive, beautifully-maintained lawns, interspersed with mature trees, leafy shrubbery, a charming pond, and established planting areas: offering the perfect outdoor space for relaxing as a family and alfresco

entertaining with guests during the warmer months. Also nestled within the grounds is a 2.5-acre private woodland, fully-enclosed by boundary fencing. Outstanding private parking for several vehicles is provided by a generous driveway and three further detached garages, located discretely within the grounds.





Occupying an elevated position on the Eastern fringes of West Lothian, surrounded by picturesque open countryside and the historic Bathgate Hills.

Craigbinning house is nestled within 4 acres of extensive mature garden grounds and private woodland, perfectly blending with the neighbouring landscape and creating a wonderfully rural, yet exclusively private, feel.

Despite its secluded location, the house lies within striking distance of a number of nearby towns, amenities and transport links: including Linlithgow, Livingston and Uphall, all within 4 miles and offering an outstanding selection of shops, such as Livingston's world-class shopping centres, independent retailers, family-friendly restaurants, cafes, and coffee shops. Everyday amenities can also be found in these nearby towns, including doctors surgeries, pharmacies, banks, hairdressers, barbers, and beauty salons, ensuring you don't have to travel far for essential services and excellent shopping.



For city lovers, Edinburgh City Centre and its unrivalled cultural, entertainment and shopping venues can be reached by car in around 35 minutes, or the train will take you there in under 20, whilst the airport is just under 10 miles away: ideal for those who travel internationally for work and holidays.





As well as the home's bucolic surroundings, the property lies within easy reach of Beecraigs Country Park, a 913-acre park nestled in the Bathgate Hills, and Linlithgow Loch and Palace, as well as a number of golf clubs, including Linlithgow Golf Club, Binny Golf Club, and the prestigious Deer Park Golf & Country Club in Livingston. For those who prefer to exercise indoors, Deer Park Golf & Country Club also offers an excellent gym, as well as Macdonald Houstoun House, which has its own gym and swimming pool, and Xcite Livingston, a family-friendly leisure centre with a state-of-the-art gym, fitness classes, a swimming pool (including flumes, water features, river rapids and a teaching pool), a children's soft play, and a café. Schooling from primary to tertiary level is available in immediate vicinity and further afield, with the property falling under the catchment of Dechmont and St Nicholas Primary Schools, and Broxburn and St Margaret's Academies, whilst Clifton Hall School is nearby, and of course, Edinburgh's excellent selection of independent schools, colleges and universities are a short drive or train journey away. As well as nearby train stations and airports, the home's close proximity to the M8/M9 motorway networks means travelling and commuting by car couldn't be easier.

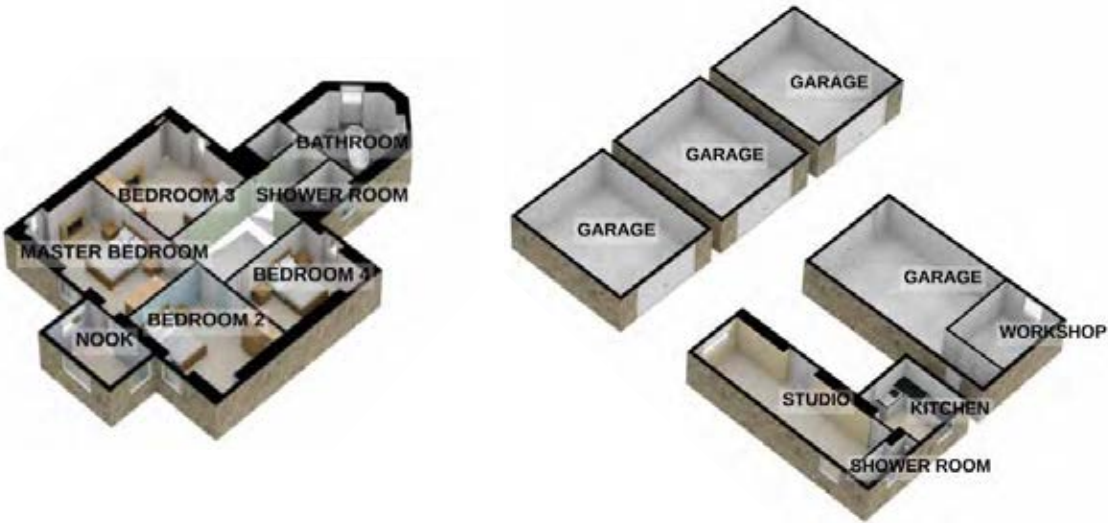


FLOORPLAN AND DIMENSIONS



Ground Floor

Drawing Room	9.73m x 5.05m	Snug	4.11m x 3.88m	Dressing Room	3.46m x 2.47m
Dining Room	7.22m x 4.82m	Kitchen	6.41m x 3.16m	Study	3.90m x 3.24m
Conservatory	4.08m x 3.10m	Utility Room	4.34m x 3.03m	Bathroom	2.79m x 1.51m
Orangery	7.71m x 3.95m	Games Room	5.39m x 3.95m	Shower Room	1.73m x 2.00m



First Floor

Guest annexe & garages

Master bedroom	5.46m x 3.61m	Studio	8.05m x 2.55m
Nook	3.22m x 1.91m	Kitchen	3.10m x 2.72m
Bedroom 2	4.45m x 3.91m	Shower Room	2.92m x 1.04m
Bedroom 3	4.12m x 3.83m	Garage 1	9.05m x 5.16m
Bedroom 4	3.26m x 3.79m	Workshop	3.56m x 2.91m
Bathroom	3.91m x 3.47m	Garage 2	6.00m x 5.01m
Shower Room	1.55m x 1.81m	Garage 3	6.00m x 5.01m
WC	1.65m x 0.99m	Garage 4	6.00m x 5.01m

Extras

All fitted floor coverings, light fittings, window blinds, curtains, integrated oven, hob, dishwasher, and freestanding washing machine, tumble dryer, and fridge/freezer. Additional items included in the sale are the hot tub, dining room table and chairs, drinks cabinet and mirror, piano, sofa and chairs in the principle living room and sofa, chair and table in the conservatory.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix©2021



CRAIGBINNING HOUSE

DECHMONT | BROXBURN | WEST LOTHIAN

EH52 6NB