



Tigh-Na-Bruich, West Calder

Offers Over £325,000





## Tigh-Na-Bruich

### West Calder

Tigh-na-Bruich offers a rare opportunity to acquire a detached three-bedroom bungalow set within approximately 2.8 acres of private land, combining a peaceful countryside setting with exceptional potential for those seeking space, privacy and a rural lifestyle close to town. Properties of this scale and setting are rarely available, making this a truly exciting prospect for anyone looking to create a forever home in one of West Lothian's most beautiful semi-rural pockets.

Approached by a private driveway and accompanied by a detached garage, the home sits proudly within its expansive plot, surrounded by open fields and far-reaching views. The orientation of the house and garden makes the most of the natural light throughout the day, with the west-facing garden positioned perfectly for enjoying long evenings and sunset views across the countryside. The sense of peace and open space here is immediate, you feel tucked away in your own private haven, yet just a short drive from all modern amenities.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





The grounds surrounding Tigh-na-Bruich are truly the defining feature. Extending to approximately 2.8 acres, the land offers enormous potential for a variety of uses and lifestyles. The land provides an abundance of natural beauty and privacy, bordered by open farmland and mature greenery. For those with equestrian interests, there is ample space to introduce stables or paddocks. Others may see potential for extensive landscaped gardens, a smallholding, or simply the freedom to enjoy outdoor living on a scale rarely available so close to town. There's room to rebuild the home of your dreams, stables, vegetable beds, wildflower meadows, or a private woodland walk, the possibilities are endless.

For buyers seeking even more flexibility, there is also an opening for negotiation on additional adjoining land, offering further opportunity to expand the holding if desired. The location and layout of the site mean it could easily accommodate creative future use, all while maintaining the peace and privacy that define Tigh-na-Bruich.

The property's position is another key advantage. Despite its secluded feel, Tigh-na-Bruich is ideally situated just a three-minute drive from Livingston, offering a full range of amenities including The Centre and Livingston Designer Outlet, major supermarkets, restaurants, cafés, and leisure facilities. Excellent schooling options are nearby, and for commuters, the M8 motorway provides quick links to Edinburgh (around 30 minutes) and Glasgow (approximately 40 minutes). Both Livingston North and West Calder train stations are around a 10 minute drive from the property and offer regular rail services connecting the area to the wider central belt.

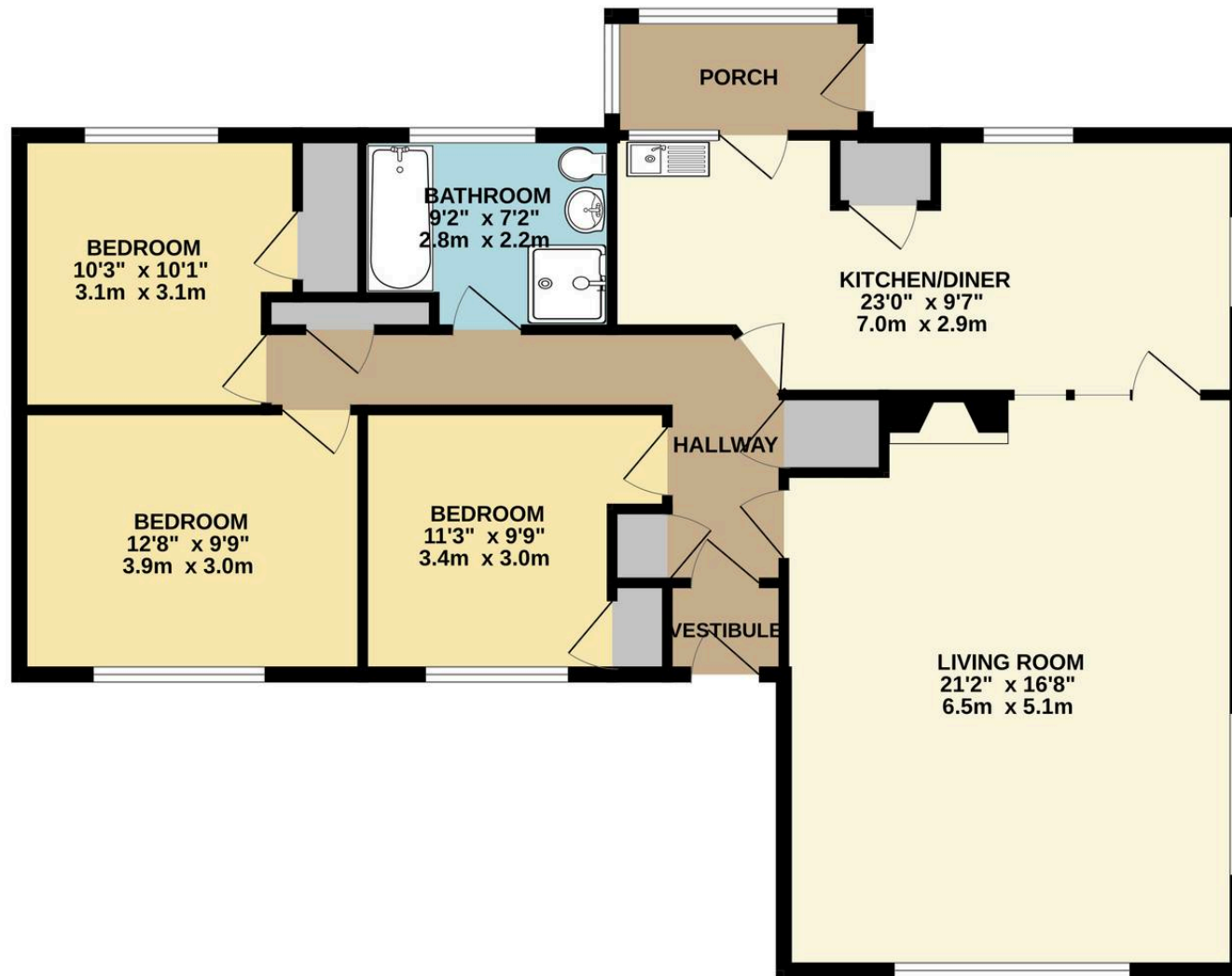
Tigh-na-Bruich represents a rare and rewarding opportunity with substantial land and limitless potential. Whether you're looking to create a contemporary countryside home, develop equestrian, or simply secure a private haven surrounded by nature, this is a setting that invites imagination and delivers space to bring it to life. The combination of rural tranquillity, accessibility and scope makes Tigh-na-Bruich a truly exceptional offering, and one that will appeal to those seeking a lifestyle defined by privacy, freedom and possibility.







GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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.  
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