

7 CRAIGENGALL FARM CROFTS, WESTFIELD



Tranquillity and connection in a stunning executive rural home



SATNAV
EH48 3DZ

Helping you to locate the finest property



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.

Rural peace and contemplation - at the very heart of central Scotland

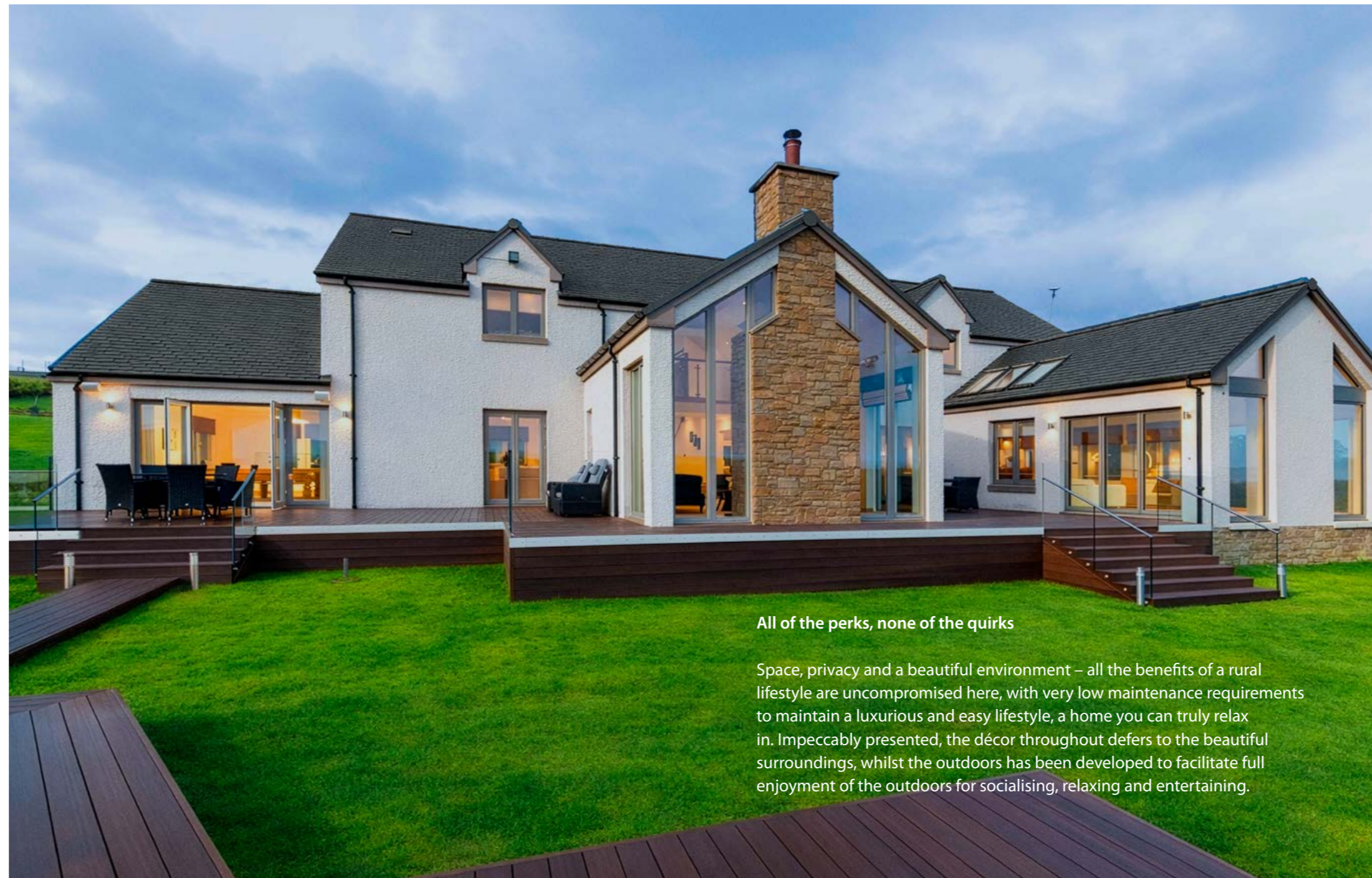
Craigengall is a stunning location with panoramic views across the heart of Scotland. It has a feeling of privacy and seclusion, yet there is also a real sense of connection, both with neighbours and with the surrounding countryside. With only 11 country homes set within a 44 acre gated estate, it is hard to imagine just how near you really are to all major centres of population with Edinburgh, Glasgow and Stirling only 40 minutes away.

No 7 has a deep aesthetic appeal and also offers real practicality and flexibility. A great deal of thought has gone into how people really live and how they relax in the comfort of their home.



Key features:

- Outstanding contemporary country home finished to the highest standard throughout
- Six public rooms
- Open plan and versatile design
- Master suite with two dressing rooms, external balcony, and a four piece en-suite luxury bathroom
- Four further bedrooms, two with en-suite shower rooms
- Wired for Sonos sound system
- Self contained flat above the separate triple garage
- Commanding location with far-reaching open countryside views
- 3 acres of grounds
- Several decks and dining areas outdoors, with Scandinavian BBQ hut and firepit
- Convenient central Scotland location



All of the perks, none of the quirks

Space, privacy and a beautiful environment – all the benefits of a rural lifestyle are uncompromised here, with very low maintenance requirements to maintain a luxurious and easy lifestyle, a home you can truly relax in. Impeccably presented, the décor throughout defers to the beautiful surroundings, whilst the outdoors has been developed to facilitate full enjoyment of the outdoors for socialising, relaxing and entertaining.





Tranquillity and connection in a stunning executive rural home



As you enter the exclusive Craigengall Farm Crofts development, the wide open views of the beautiful rolling countryside reflect the enviable lifestyle possibilities here – broad and limitless.

Number 7 enjoys entirely uninterrupted far-reaching views to the south, and the property has been designed and orientated to make the most of this stunning location, promising a luxurious rural lifestyle. Six beautifully appointed public rooms and five bedrooms are arranged to give the home an incredible flow and flexibility of accommodation, whilst the detached triple garage incorporates a self-contained studio apartment. The contemporary design for modern living has been executed to the highest build quality and lavished with the luxurious finishes that it deserves.

Sitting within grounds of approximately three acres, there is space to live life on your own terms within the private neighbourhood. This very well-connected central Scotland location is within convenient commuting distance of Edinburgh and Glasgow and all the city amenities. The historic towns of Bathgate and Linlithgow are close by, which along with the new town of Livingston, offer excellent retail, social, sporting and cultural opportunities.



Flow and elegance

The driveway sweeps down to the multi-car parking area in front of the house, which is finished with traditional Scottish building materials for timeless appeal and practical durability including harling, stone highlights and slate roof tiling. These are combined with generous amounts of glazing to create a look that blends contemporary and traditional.

The broad, glass-gabled entrance give access to the split-level reception hall, and offers an immediate sense of the openness and light that characterise the house throughout. Natural light from front and rear glazing dances on the beautiful white tiled floor from which an oak staircase rises, and the accommodation opens up on both sides.



The east wing is where family and friends gravitate to, centred around a warm and welcoming open plan kitchen and family room. Thanks to the swathes of full height glazing, views of the countryside peacefully dominate this space. A distinctive semi-circular island bench in the centre of the kitchen adds its own drama, and draws the family in as an irresistible place to sit and chat at the end of the day. Contemporary gloss finishes using natural tones are perfect here, and the glass splashback provides a flash of bright red that works to provide interest without fighting for attention. With these harmonious aesthetics, it is also a kitchen designed to make life easy. The suite of high-end Siemens integrated appliances include a wine cooler, double ovens, full height fridge and freezer, dishwasher and bean-to-coffee maker. There is a Quooker tap and ample cupboard and worktop space.



The family room part of the space transitions to a carpeted floor and striking cathedral ceiling, and is a lovely place to start the day as the sun rises and filters through here. There is an integrated TV for lazy weekend mornings...or simply enjoy the long-reaching views. Bi-fold and patio doors on both sides open to the decking outside which surrounds the room.

Adjacent to the kitchen, the utility room houses the washing appliances, a sink and plenty of extra storage space, making it easy to keep everything organised and out of sight. There is an external door here to the side garden, and a wonderful double-doored walk-in cupboard with fitted shelving - designed as a pantry, but extremely useful for all sorts of family, household or sports paraphernalia that needs to be handily stored by the back door.



The flow of the home is extraordinary, with each area connecting seamlessly with the next. All reception rooms are linked externally by their access to the decking which forms a large terraced area along the full width of the house outside. There is a circular flow around the central hallway and staircase, which gives access to the rooms on both sides as well as front and rear. Besides being wonderful for entertaining, the arrangement offers incredible flexibility in terms of either separating spaces, or maintaining a more open-plan arrangement depending on the evolving needs of family life. Underfloor heating ensures it is always efficiently comfortable without radiators restricting the décor or configuration of furniture.



Statement spaces

The statement room of the home is its central, stunning drawing room. A breathtaking sense of space and light is created by the cathedral ceiling, and is amplified by the clean, unfussy lines of the room which throw attention onto the countryside view. Swathes of glazing are dressed with gorgeous drapes which you will never want to close. An open fire and stone chimney breast sit within the fully glazed gable wall, providing a cosy focal point on dark winter nights. Bifold doors on each side give access to the external decked terrace. It's truly a statement space where the boundary between indoors and outdoors is subtle.



A versatile room in between the drawing room and the kitchen is currently used as a formal dining room. There is space for a large dining table and associated furniture, and with double-width openings on each side, one fitted with glazed doors, it offers useful flexibility.

The west wing of the home is occupied by a softly-carpeted sitting room with integrated media wall, which in turn leads though to a games room. Both are large rooms with access to the external terrace, and as with the other reception rooms, even without stepping outside stunning views can be enjoyed at all times.

The home cinema is, logically, the one room where a relationship with the outdoors is not important. It is a separate from the reception areas, and fitted with acoustic panelling.

A stylish shower-room completes the downstairs accommodation.



Blissful retreat

The oak staircase leads to a galleried landing within the open space above the drawing room. Opposite, there is a smaller balcony above the front door; every space boasts that there are no sides to this home that need to hide, every aspect offers a delightful perspective. From this spacious and light landing, the master suite and four further bedrooms are accessed.



The king-sized master suite is a blissful and complete retreat. It comprises two dressing rooms, one of which has a window for natural light behind the dressing table. The bedroom itself features an integrated TV wall, whilst the highlight

of this suite is its generous-sized external balcony. This is accessed by patio doors and takes in the stunning views, a perfect place for morning coffee before tackling the day. There is a four-piece ensuite bathroom with elegant jacuzzi bath with TV, double basins, and a large shower.

Planning permission is in place to extend the balcony, so that one of the other bedrooms would also have access to a wonderfully spacious first floor terrace.

Two of the double bedrooms have en-suite shower rooms and built-in wardrobes, and the two further double bedrooms with built-in storage and served by a luxury family bathroom featuring striking metallic textured tiling as a backdrop to the elegant free-standing slipper bath.



Outdoors living for all occasions

The home sits in approximately three acres of grounds laid to lawn, putting into relief the house and the rolling countryside beyond. The outdoors living facilities are tastefully finished and include a fully fitted out Scandinavian BBQ hut by Logspan with adjacent contemporary firepit. Composite decking creates a large terrace to the south with frameless transparent balustrades, and there is a paved patio with a semi circular bench to the west. It's a garden designed to make the most of time spent outdoors, for special occasions or simply to sip a quiet drink whilst enjoying the peaceful surroundings. Designed for minimal maintenance input without compromising on the aesthetics, it retains the option for new owners to put their own stamp on it with plantings and different zones.



A separate one-bedroom studio apartment above the detached triple garage is beautifully appointed to the same high standards as the rest of the property. Currently used as a gym, it is ideal extra accommodate for visitors, a great space for teens, multi-generational living, or potential holiday let.

7 Craigengall Farm Crofts promises contemporary rural living at its finest, with the flexibility to adapt to varying family needs, always with impeccable style and in a stunning countryside setting that never goes out of fashion.



Location and Amenities

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- Bathgate, Linlithgow and Livingston are thriving local towns offering independent shops, eateries and plenty of social, sport and leisure opportunities.
- Close proximity to the M8 and M9 motorway networks giving easy access to Edinburgh (26 miles), Glasgow (30 miles) and Stirling (22 miles)
- Mainline rail connections to Edinburgh and Glasgow from Armadale station (3.7 miles)
- National and international flights from Edinburgh Airport – just 19.8 miles away
- Beecraigs, Polkemmet and Muiravonside country parks are a short drive away



Key information

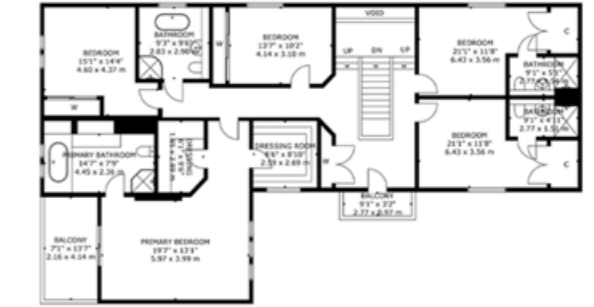
Home Report valuation: **£1.5M**
 Internal floor area: **451m² + Annex**
 Plot size: **c.3 acres**
 Council Tax Band: **Band G**
 EPC Rating: **Band C**
 School catchment: **Linlithgow Academy**
 Train Station: **Linlithgow, Bathgate, Armadale**

Extras

All blinds. All carpets. All downstairs light fittings, Curtains in TV room, Curtains in Games Room. TV in TV room. Sonos equipment & amplifier / ceiling speakers. Projector, screen and amplifier in Cinema room. Fire in Sunroom media wall. Fire & TV in master bedroom media wall. TV in master en-suite. Standalone washing machine and standalone dishwasher in utility room, plus all integrated appliances in kitchen and integrated fridge/freezer in utility room (note, standalone tumble dryer is not to be included). All appliances in room above the garage. Play park equipment.



Floor plans



FIRST FLOOR



GARAGE FIRST FLOOR

Dimensions

Ground Floor

Kitchen/Dining /Family Room	11.94 x 8.10m
Drawing Room	6.30 x 4.75
Dining Room	5.39 x 3.26m
Sitting Room	7.19 x 4.98m
Games Room	7.19 x 6.02m
Cinema Room	5.38 x 3.99m
Utility Room	5.14 x 2.57m
Shower Room	2.68 x 2.65m

Garage Ground Floor 11.99 x 6.40m

Garage First Floor

Bedroom	6.536 x 3.99m
Kitchen/Sitting Room	7.90 x 5.36m

First Floor

Bedroom 1	6.66 x 5.97m
Ensuite	4.48 x 2.75m
Dressing Room 1	2.75 x 1.83m
Dressing Room 2	2.67 x 1.85m
Balcony	3.91 x 2.16m
Bedroom 2	4.92 x 3.58m
Ensuite	2.77 x 1.24m
Bedroom 3	4.92 x 3.55m
Ensuite	2.77 x 1.24m
Bedroom 4	4.46 x 4.37m
Bedroom 5	4.38 x 3.09m
Bathroom	2.57 x 2.73m

*all measurements are approximate only and taken from widest point.



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.