



WESTFIELD HOUSE

Harburn, West Lothian



A BEAUTIFULLY REIMAGINED GEORGIAN COUNTRY HOUSE SET WITHIN ITS OWN PRIVATE ESTATE OF MATURE GARDENS, WOODLAND AND FIRST CLASS EQUESTRIAN FACILITIES.

Westfield House blends eighteenth century architecture with refined contemporary interiors,
all within easy reach of Edinburgh and Glasgow.



Distances: Edinburgh 21 miles, Edinburgh Airport 14 miles, Glasgow 37 miles
(All distances are approximate)

Offers Over: £2,500,000



THE PROPERTY

Westfield House is a Category B listed Georgian mansion of rare elegance. Its classical façade, tall sash windows and symmetrical nineteenth century wings give it timeless presence within its landscape. Inside, a programme of thoughtful interior design has elevated the house to a sophisticated modern standard while preserving the integrity of its period features. The accommodation extends to approximately 6,426 square feet arranged across three principal floors plus a cellar.

The house opens into a welcoming reception hall with stone flooring and soft natural tones. Decorative cornicing, panelled detailing and curated artwork introduce the careful aesthetic that carries through the interior.

The main living spaces flow naturally from one another. The formal drawing room is a generous and elegant space with tall windows, intricate plasterwork and a refined fireplace. This room has been decorated in a soft, contemporary palette that complements the scale and symmetry of the Georgian proportions. The drawing room flows seamlessly through to the bar and into the large conservatory, where generous sitting and dining areas are arranged around a contemporary log fire. Together, these three beautifully connected spaces create exceptional entertaining space.

The family living areas are relaxed and beautifully connected, especially the open plan kitchen living space. A comfortable sitting room arranged around a fireplace opens into the superb kitchen and dining space, unified by continuous stone flooring. Painted cabinetry, a central dining island, bespoke glazed dressers and a window seat create a kitchen designed for both cooking and gathering. Together, these spaces form a warm and practical heart to the home.

A bright garden room opens directly to the terraces and lawns, its full height glazing on three sides providing an uninterrupted connection to the grounds and welcoming natural light throughout the year.

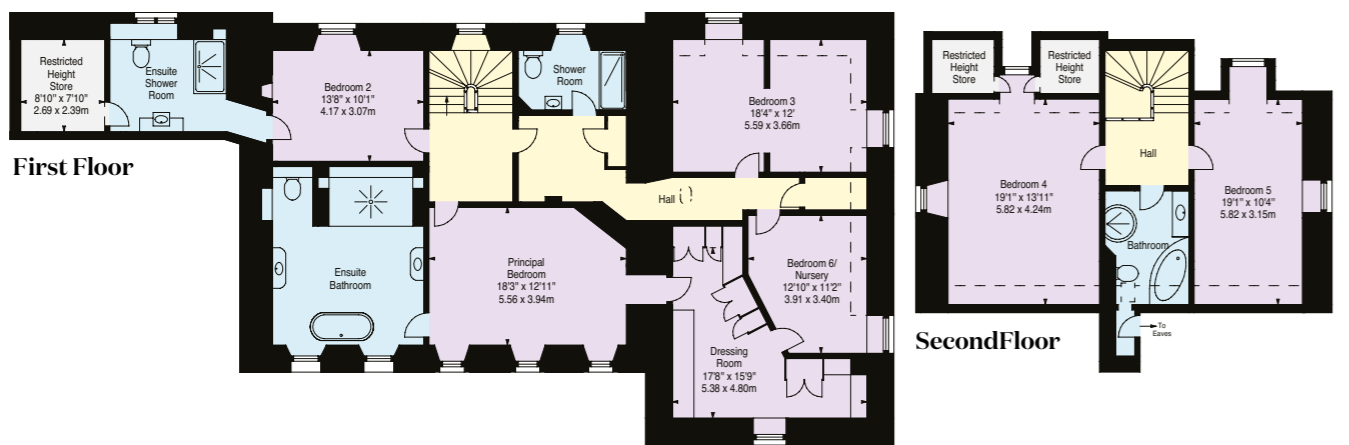
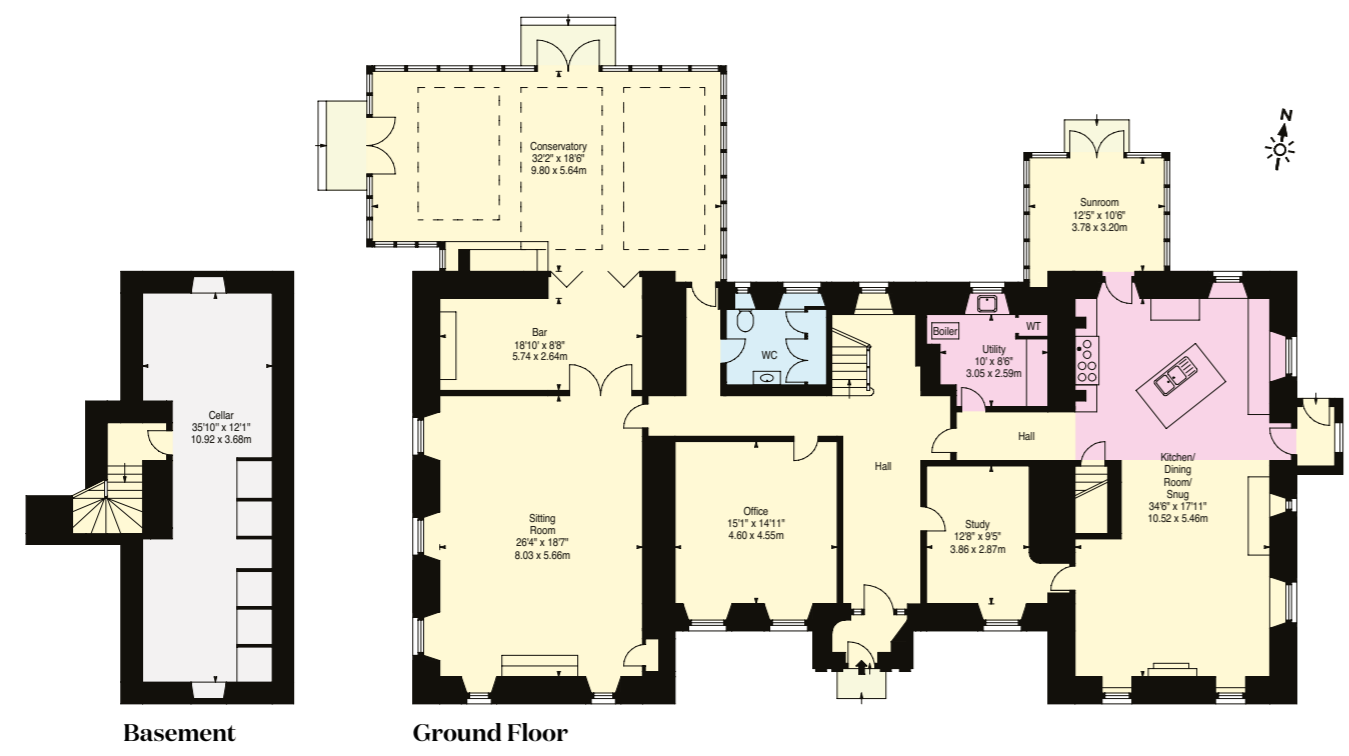
Further living and working spaces include an excellent study and a generous office, ideal for home working.

The principal bedroom suite is a private and beautifully finished sanctuary, incorporating a generous bedroom, dressing room and a striking bathroom with a freestanding copper bath, large walk in shower/steam room with Crittall style glazing and bespoke cabinetry. There are six bedrooms in total, arranged across the first and second floors, all finished with soft textiles, elegant panelling and excellent light. The upper bedrooms include two particularly spacious rooms.

A cellar provides useful storage, ideal for keeping wine.

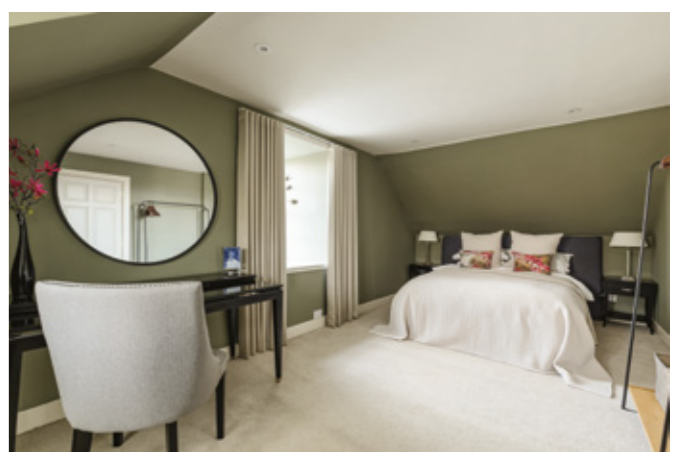
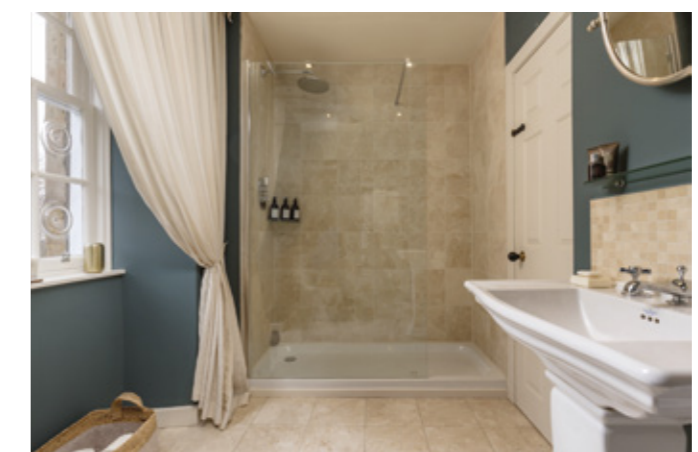


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 6426 Sq Ft - 596.98 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDENS AND GROUNDS

The gardens and grounds at Westfield House extend to approximately eighteen acres and form an essential part of its appeal. A long tree lined drive leads to a gravel sweep at the front of the house, framed by mature trees and lawns. To the rear, the gardens open onto sweeping lawns, terraces and well stocked borders, with woodland and paddocks providing a sense of privacy and enclosure. The setting is peaceful, secluded and rich in natural beauty.

Over recent years the present owners have worked diligently on the planting and garden structure, strengthening the seasonal interest and enhancing the overall landscape. Beyond the formal areas, the wider grounds reveal a series of beautifully composed outdoor spaces: a sundial set within a sheltered garden, mature trees that cast shifting patterns of light across the grass, and carefully tended paths leading towards a picturesque pond edged with low planting and reeds. Timber decking beside the water offers a tranquil spot to sit and enjoy the views.

Traditional stone walls and arched gateways introduce moments of architectural charm, while more secluded corners create spaces for quiet reflection. The grounds then sweep around to a sheltered courtyard framed by the outbuildings and the house, forming an intimate outdoor room ideal for gatherings. Altogether, the gardens at Westfield House combine natural beauty, thoughtful landscaping and historic detail to create an exceptional and deeply private setting.

Beyond the formal gardens, the remaining land is arranged as a series of paddocks that offer considerable versatility. These areas are ideal for those with an equestrian interest, for hobby farming or for keeping livestock. They also provide an excellent sense of space and privacy around the house, creating a wonderful environment for walks with the dog and for children to explore. The open land and woodland edges offer both freedom and seclusion, making this a rare and highly appealing rural setting.





EQUESTRIAN FACILITIES AND OUTBUILDINGS

The estate offers outstanding equestrian facilities, including a forty metre by twenty metre dressage arena with a rubber and sand surface and twelve loose boxes arranged between traditional barns and purpose built stables. The grazing extends to about eleven acres, divided into practical paddocks with secure post and rail fencing.

The outbuildings are extensive, together providing additional accommodation and amenity space. These include a large gym, multiple garages, workshops and numerous stores. Barn ranges, stable blocks and further covered areas complete this exceptionally versatile group of buildings.

LOCATION

Westfield House occupies a peaceful and highly accessible rural position between the villages of West Calder and Harburn, surrounded by open countryside yet exceptionally well connected. The house lies within the West Lothian Countryside Belt and combines genuine privacy with excellent proximity to major routes and urban amenities.

For the city, the M8 at Junction 3 is a short drive and provides a direct route into Edinburgh along with fast access west towards Glasgow. Rail services from West Calder and Murieston offer convenient commuter links to Edinburgh Haymarket and Glasgow Central, allowing an easy balance of rural living and city life.

Edinburgh Airport is within comfortable reach and offers an extensive choice of domestic and international routes, including frequent long haul services to America and key global hubs in the Middle East, a significant advantage for frequent travellers and those with professional commitments further afield.



Approximate Gross Internal Area = 10479 Sq Ft - 973.50 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

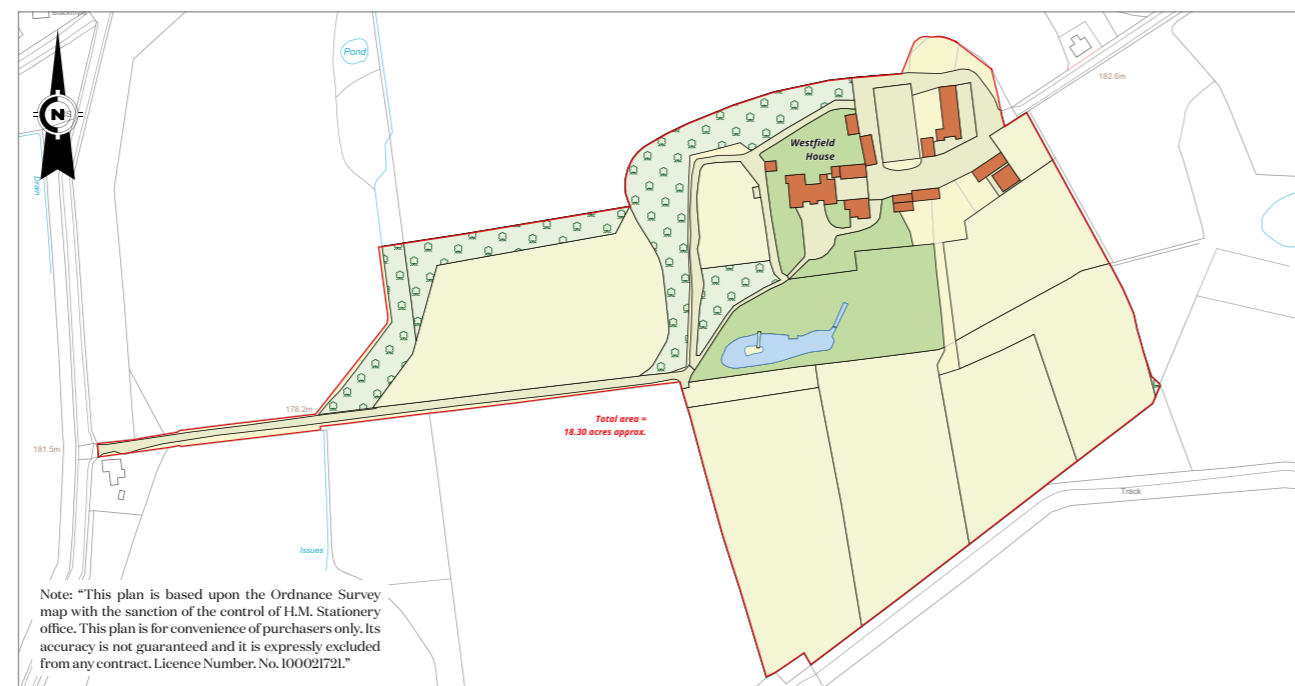


Day to day amenities are excellent. Nearby Livingston provides a comprehensive choice of shops, supermarkets, restaurants, cafés and services, together with a major indoor shopping centre and a hospital, while West Calder offers local stores and essentials. The surrounding villages maintain active communities with a welcoming atmosphere.

Schooling is well catered for, with local junior and senior options in West Calder and a wide selection of respected independent schools in Edinburgh, including Cargilfield, St George's, Fettes College, Merchiston, The Edinburgh Academy, Mary Erskine's and George Watson's, with direct bus services from Livingston South railway station to certain schools.

Recreation is first class. The Pentland Hills to the south offer superb walking and riding, with lochs and reservoirs providing opportunities for fishing and waterside paths. Harburn has a friendly village hall and an eighteen hole golf course, adding to the area's appeal.

Altogether, Westfield House is ideally positioned to enjoy the best of both worlds, combining the tranquillity and beauty of rural West Lothian with direct access to Edinburgh, the airport, fast transport connections and an excellent array of shops, supermarkets, schools and services.



GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 0131 222 9600

What3Words: ///polite.snacks.search

Postcode: EH55 8RB

Services: Mains water and electricity. Private drainage to septic tanks. Oil fired central heating and hot water system, with supplementary hot water available via the solar installation. The AGA is LPG fired. Electric underfloor heating is provided in the conservatory, kitchen and first floor bathrooms.

The property benefits from a substantial solar array of approximately 20 kW, supported by around 14 kW of battery storage, providing significant energy efficiency and powering a large proportion of the house, including the electric vehicle charging point.

Access: The front drive is wholly owned. The back drive is shared with the neighbouring farmer and is maintained according to user.

Listing: Westfield House is category B listed.

Fixtures & Fittings: Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains may be available by separate negotiation.



Local Authority: Westfield House is in West Lothian Council tax band H.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers: Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date, but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit: A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.



I would be delighted
to tell you more.

Edward Douglas-Home
0131 222 9600
edward.douglas-home@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated April 2025 and May 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.