



**WEST CALDER, WEST LOTHIAN**

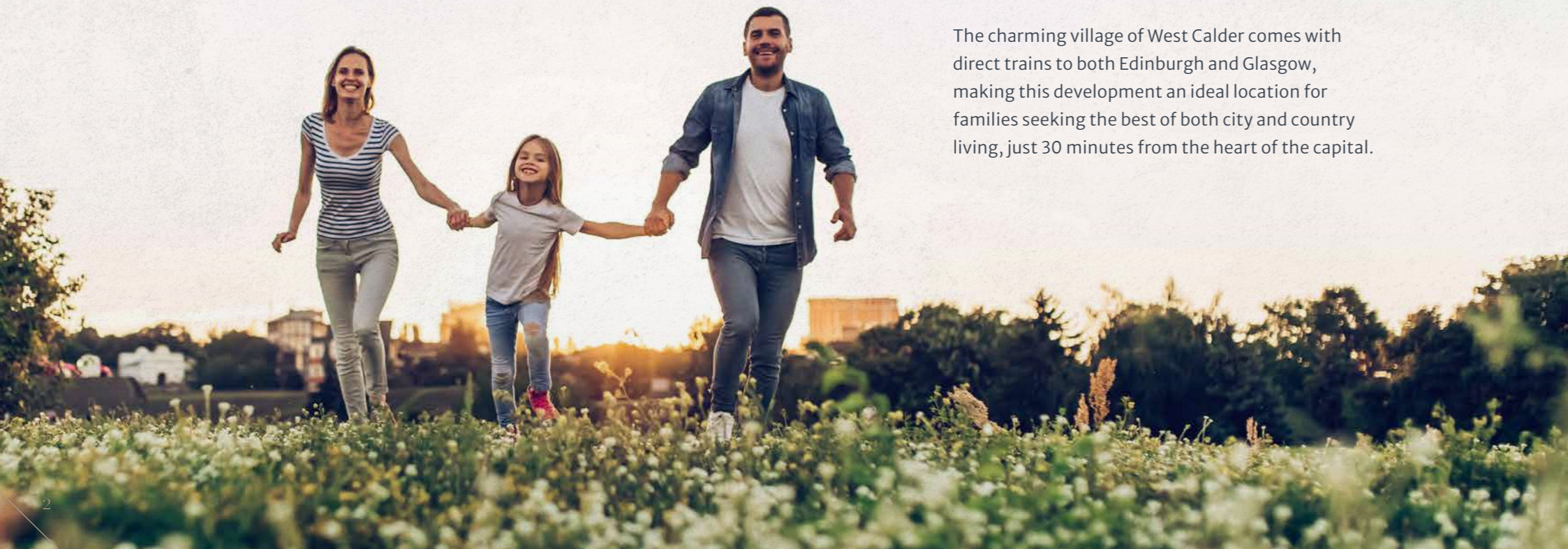
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# WELCOME TO Limefield Mains



*This small and exclusive development, set within a site of rich historical significance, offers an exceptional selection of large, executive family homes.*

Each double-storey house has been thoughtfully designed with spaciousness, natural light, and a seamless connection to the outdoors at its heart. Featuring a wonderful open flow and generously proportioned bedrooms, each with its own en suite, the homes provide an ideal environment for family living and entertaining. The private gardens offer perfect spaces for family gatherings, while each home also comes with excellent private parking.

The charming village of West Calder comes with direct trains to both Edinburgh and Glasgow, making this development an ideal location for families seeking the best of both city and country living, just 30 minutes from the heart of the capital.



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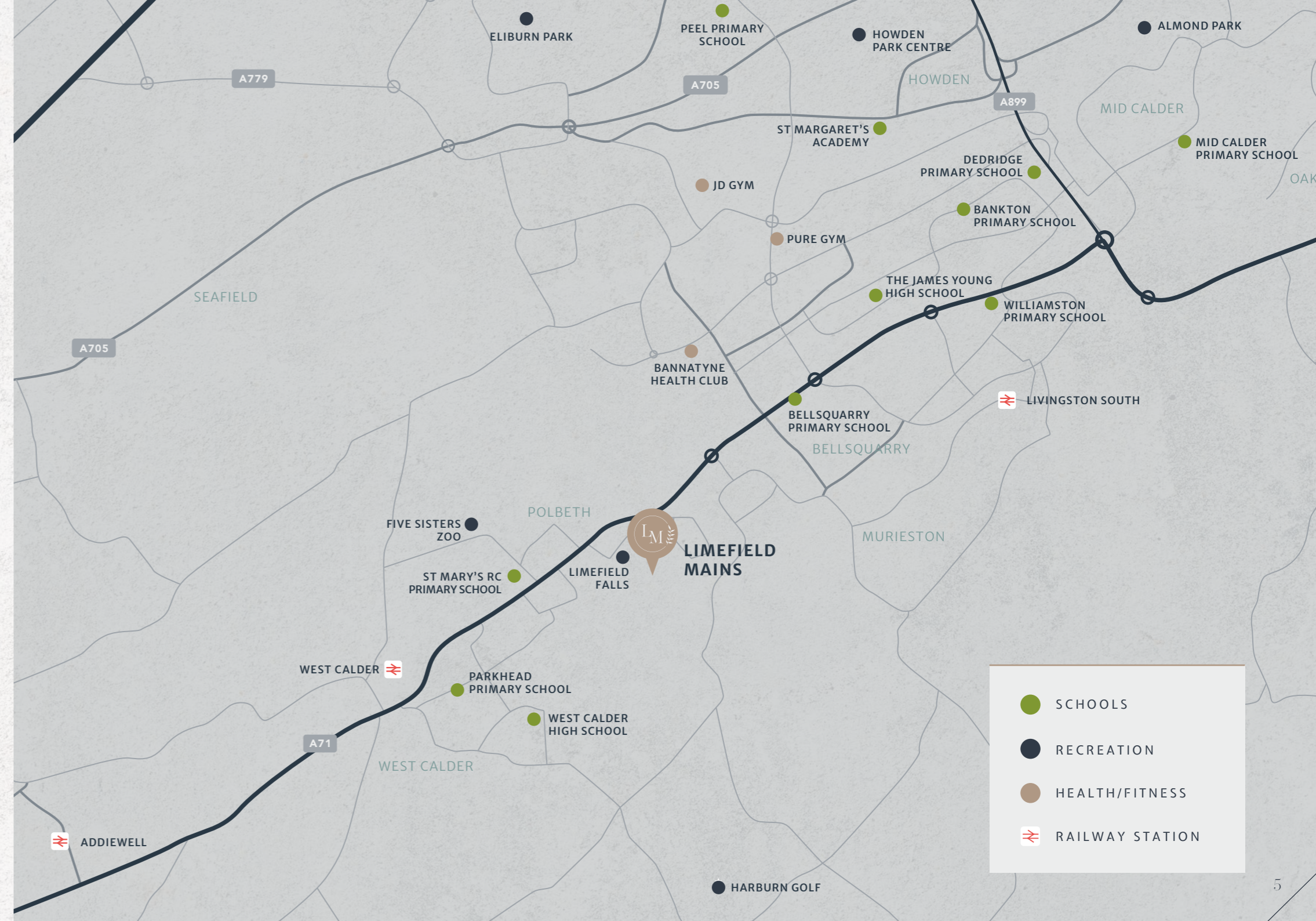
The historical Limefield House

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WEST CALDER

*Where heritage meets home.*

Situated on the grounds of the historical Limefields Estate, frequented by David Livingstone, the immediate area offers delightful country walks filled with wildlife and a river meandering through it. The original 1804 Georgian Limefield House still stands today and was the residence of James Young, a close friend of Livingstone. Young created the Limefield Falls for Livingstone as a miniature version of the Victoria Falls.



- SCHOOLS
- RECREATION
- HEALTH/FITNESS
- RAILWAY STATION



*Design  
your future.  
Build  
your legacy.*



# Siteplan

## HOUSE TYPES

### SERVICED PLOTS

- BRAEVAL
- CLASHMORE
- DRUMLEAN
- ABERFOYLE
- INCHMAHOME

### BUILT HOUSE

- DRUMLEAN





# The Braeval

A home that evolves with time



The Braeval is a home designed to offer adaptable, stylish living for families, with a layout that effortlessly meets their changing needs.

Spread across two floors, the ground floor comprises a range of reception rooms, including a drawing room with French doors opening to the garden, a living room, a family or TV room, a formal dining room, and a contemporary kitchen that flows seamlessly into the garden.

Upstairs, the principal bedroom offers a luxurious retreat, complete with an extraordinary amount of wardrobe and dressing room space. In addition to the principal bedroom, the home features a further three or four generous bedrooms and five bathrooms, ensuring ample space for all.

Outstanding storage, an integrated double garage, and private gardens complete this exceptional family home. Expansive windows allow natural light to flood the interiors, while two sets of French doors create a seamless connection between the indoors and outdoors.

Offering all the hallmarks of luxury living, The Braeval balances elegance and practicality in perfect harmony.

SERVICED PLOT **10** **17**

TOTAL AREA **338 m<sup>2</sup>** **3.638 ft**

## GROUND FLOOR

Kitchen	4.76 x 3.47m	15'7" x 11'5"
Dining Room	3.50 x 2.90m	11'6" x 9'6"
Family Room	5.13 x 3.34m	16'10" x 10'11"
Lounge	4.71 x 6.96m	15'5" x 22'10"
TV Room	5.92 x 3.50m	19'5" x 11'6"
Utility	1.88 x 1.84m	6'2" x 6'0"
Garage	5.94 x 6.20m	19'6" x 20'4"

## FIRST FLOOR

Master Bedroom	5.92 x 5.75m	19'5" x 18'10"
Bedroom 2	4.71 x 4.98m	15'5" x 16'4"
Bedroom 3	4.79 x 4.50m	15'8" x 14'9"
Bedroom 4	5.13 x 3.34m	16'10" x 10'11"

# The Clashmore

The definition of space and sophistication



The Clashmore is a substantial and impressive executive family home offering five bedrooms, six bathrooms, generous reception spaces, and a wonderful sense of light and flow. Designed for both daily life and entertaining, it blends practicality with elegance at every turn.

A welcoming porch and vestibule open to a wide reception hallway, with access to a ground-floor shower room/guest WC. To one side lies the magnificent open-plan living, dining and kitchen area, covering over 50 square meters, with triple-aspect windows and French doors leading to the rear garden. This exquisite central hub is served by a discreet utility room, also with garden access.

A separate lounge provides a more formal or relaxed retreat, also opening to the garden via French doors. Completing the ground floor is the fifth bedroom with en-suite, ideal for guests or use as a home office.

Upstairs awaits four further impressive double bedrooms. Both the principal bedroom and the second bedroom enjoy walk-in dressing rooms and luxurious four-piece en-suite bathrooms. Bedrooms three and four are both generous doubles with en-suite shower rooms, while bedroom three benefits from a large walk-in dressing room. Every bedroom in the Clashmore offers outstanding space, storage and a bright aspect.

Outside, a generous driveway leads to an optional double garage with electric door and landscaped gardens at the front and side. A private and fully fenced rear garden comes with a patio, perfect for relaxation and entertaining.

SERVICED PLOT **12**

TOTAL AREA **249 m<sup>2</sup>** **2.680 ft**

## GROUND FLOOR

Kitchen/Dining/Family	5.10 x 10.08m	16'9" x 33'1"
Lounge	4.45 x 4.67m	14'7" x 15'4"
Utility	2.93 x 2.30m	9'7" x 7'6"
Bedroom 5	4.45 x 3.35m	14'7" x 11'0"

## FIRST FLOOR

Master Bedroom	4.51 x 4.86m	14'9" x 15'11"
Bedroom 2	4.79 x 4.00m	15'8" x 13'1"
Bedroom 3	4.51 x 3.07m	14'9" x 10'1"
Bedroom 4	4.51 x 3.72m	14'9" x 12'2"



# The Drumlean

A perfectly designed family home



The Drumlean offers all the key elements one would expect from an architect-designed residence, combining spaciousness and versatility to meet the evolving needs of a family.

The layout provides wonderful flexibility, allowing the home to function as either a two-reception, five-bedroom house or a three-reception, four-bedroom family home. Each room showcases the defining qualities of this exclusive development: abundant space, natural light, and an open, flowing design.

At the heart of the home is a striking open-plan kitchen, living, and dining area, which spans the entire width of the house and is complemented by French doors that lead out to the garden. This space is further enhanced by two additional formal reception rooms, one of which could also serve as a large fifth bedroom or home office.

Upstairs, the property features four exceptional double bedrooms, each with built-in storage and en-suite facilities, with two of the bedrooms benefiting from a shared Jack-and-Jill shower room.

The Drumlean also includes excellent private parking, with the option of a garage, and private gardens that provide the perfect setting for family gatherings and barbecues.

## BUILT HOUSE 11

TOTAL AREA 251m<sup>2</sup> 2.701ft

GROUND FLOOR		
Kitchen	5.76 x 4.58m	18'11" x 15'0"
Dining Room	5.98 x 3.98m	19'8" x 13'1"
Lounge	5.69 x 4.38m	18'8" x 14'4"
Bedroom 5/Study	3.75 x 5.49m	12'3" x 18'0"
Utility	2.76 x 2.09m	9'0" x 6'10"
FIRST FLOOR		
Bedroom 1	5.72 x 4.61m	18'9" x 15'1"
Bedroom 2	5.25 x 4.84m	17'3" x 10'3"
Bedroom 3	5.72 x 4.36m	18'9" x 14'3"
Bedroom 4	3.77 x 4.69m	12'4" x 15'4"



## SERVICED PLOT

06 11



TOTAL AREA 251m<sup>2</sup> 2.701ft

GROUND FLOOR		
Kitchen	4.63 x 4.58m	15'2" x 15'0"
Family/Dining	7.24 x 3.98m	23'9" x 13'1"
Lounge	5.69 x 4.38m	18'8" x 14'4"
Bedroom 5/Study	3.75 x 5.49m	12'3" x 18'0"
Utility	2.76 x 2.09m	9'0" x 6'10"
FIRST FLOOR		
Master Bedroom	6.52 x 4.61m	21'5" x 15'1"
Bedroom 2	5.72 x 4.36m	18'9" x 14'3"
Bedroom 3	4.55 x 3.94m	14'11" x 12'11"
Bedroom 4	3.77 x 3.79m	12'4" x 12'5"

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*Tranquillity & craftsmanship in perfect balance.*



# The Aberfoyle

Elegant and spacious



The Aberfoyle is an elegant and generously proportioned family home, extending to over 3,100 square feet of accommodation. The architect has placed particular emphasis on contemporary open-plan living, with seamless connections to the gardens that create a refined indoor-outdoor lifestyle. On the ground floor, three beautifully appointed reception rooms provide both versatility and comfort.

A magnificent open-plan living and dining kitchen, complete with French doors opening directly to the private rear garden. A formal dining room, also with French doors, offers a more intimate setting for entertaining, while a spacious family room enjoys an outlook over the front garden. The ground floor is further enhanced by a striking reception hallway with built-in storage, a convenient shower room, and a practical utility room with access to the garden. The first floor is centred around a galleried landing with access to a terraced balcony. Here, four exceptional double bedrooms await. The principal suite is comes with an impressive walk-in dressing room and luxurious four-piece en-suite bathroom. Each of the remaining bedrooms also benefits from en-suite facilities, with Bedrooms Three and Four sharing a stylish Jack-and-Jill arrangement, plus an additional family bathroom.

Externally, The Aberfoyle offers excellent private parking, with the option of a garage, together with private gardens that provide a delightful setting for family life and entertaining.

TOTAL AREA	295 m <sup>2</sup>	3,175 ft <sup>2</sup>
<b>GROUND FLOOR</b>		
Kitchen/Family	8.52 x 4.64m	28'0" x 15'3"
Dining	3.66 x 4.64m	12'0" x 15'3"
Lounge	4.57 x 5.54m	15'0" x 18'2"
Family Room	5.90 x 6.17m	19'4" x 20'3"
Utility	1.72 x 2.76m	5'7" x 9'1"
<b>FIRST FLOOR</b>		
Master Bedroom	5.80 x 3.93m	19'0" x 12'11"
Bedroom 2	3.99 x 4.40m	13'1" x 14'5"
Bedroom 3	4.97 x 4.40m	16'3" x 14'5"
Bedroom 4	4.57 x 3.91m	15'0" x 12'10"

## SERVICED PLOTS

05



08



*A natural choice for extraordinary living.*



# The Inchmahome

## Flexible family living



With four reception rooms, four double bedrooms, a dedicated study, and five bathrooms, The Inchmahome is the epitome of versatile family living. Arranged over two storeys, this distinguished detached home offers exceptional flexibility, with a wealth of options to adapt seamlessly to the needs of modern family life.

A covered porch leads into a generous vestibule with built-in storage, which in turn flows through to the welcoming reception hall. At the heart of the ground floor lies a contemporary breakfasting kitchen with French doors opening onto the garden, complemented by a discreet utility room. The four further reception rooms provide remarkable adaptability, lending themselves to a variety of uses—from elegant formal spaces for dining and entertaining to relaxed family rooms, one of which benefits from double doors to the garden. The first floor is home to four well-appointed double bedrooms, three of which enjoy the luxury of en-suite facilities. The principal suite boasts an impressive walk-in dressing room and access to a private home office, creating the perfect retreat. A terraced balcony provides a charming outdoor aspect, while the wrap-around gardens enhance the sense of space and privacy. Completing the picture is a private driveway offering convenient off-road parking.

### SERVICED PLOT 07

TOTAL AREA 257m<sup>2</sup> 2.766ft

#### GROUND FLOOR

Kitchen	4.76 x 3.72m	15'7" x 12'2"
Dining Room	3.50 x 2.90m	11'6" x 9'6"
Lounge	5.27 x 5.43m	17'3" x 17'10"
Family Room 1	5.10 x 3.79m	16'9" x 12'5"
Family Room 2	5.27 x 3.39m	17'3" x 11'2"
Utility	1.47 x 2.24m	4'10" x 7'4"

#### FIRST FLOOR

Master Bedroom	4.79 x 4.59m	15'8" x 15'1"
Bedroom 2	5.10 x 3.82m	16'9" x 12'6"
Bedroom 3	5.30 x 3.55m	17'4" x 11'8"
Bedroom 4	5.30 x 3.39m	17'4" x 11'2"







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