

HALFWAY HOUSE

WHITBURN, WEST LOTHIAN, EH47 0AD



McEwan Fraser Legal is delighted to present Halfway House, a charming and substantial semi-detached home with origins as a historic coaching inn from 1775, later significantly remodelled during the Victorian era. The property was once occupied by Robert Burns' eldest daughter Elizabeth, who lived there until her death in 1817. Today, the property offers generous and flexible accommodation including five double bedrooms, two public rooms, a spacious dining kitchen, a conservatory, and a large private garden. Rich in character, the home retains an abundance of period features while offering outstanding potential as a long-term family residence.

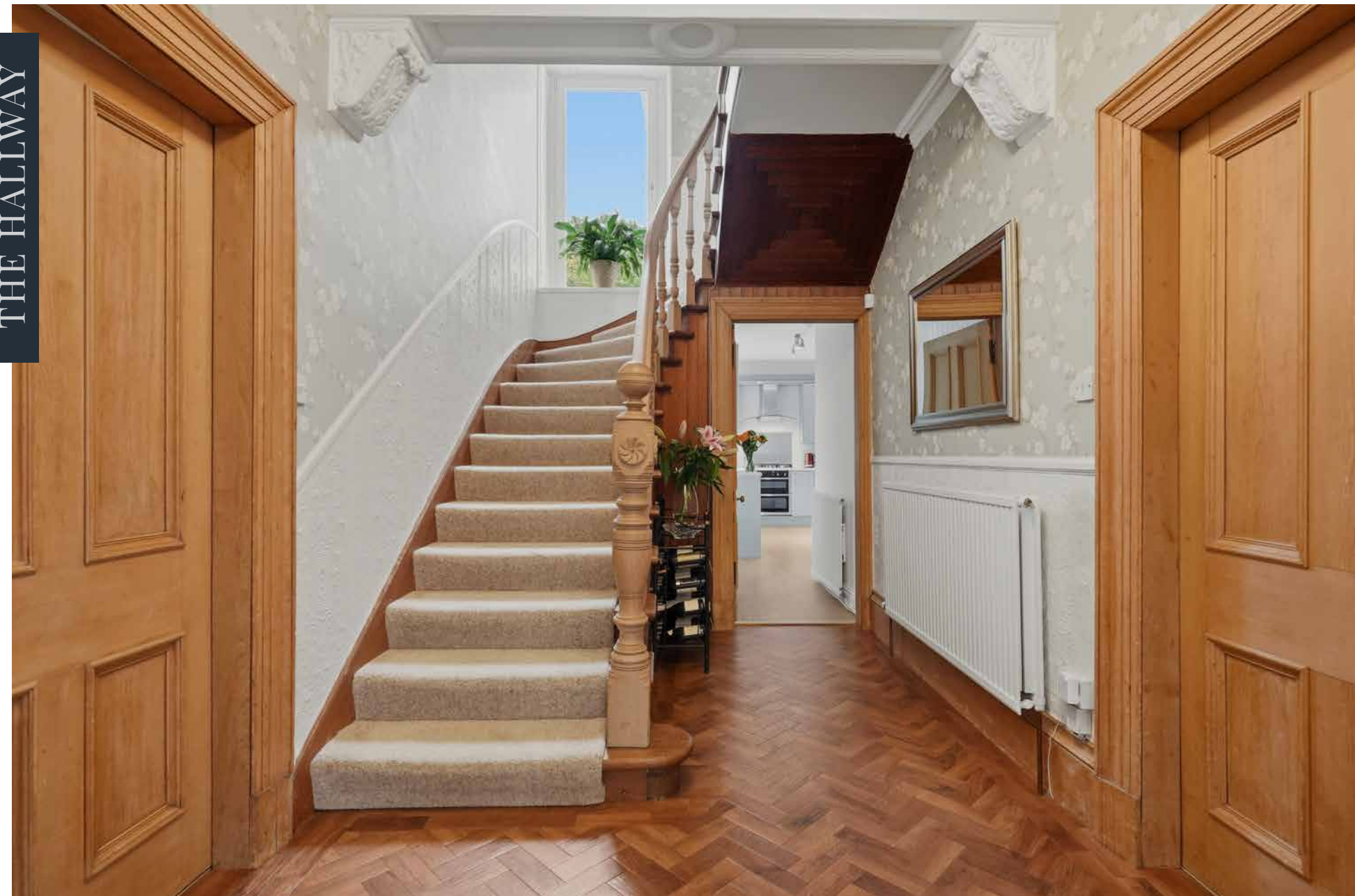
The property takes its name from its historic role as a midway stopping point on the main coaching route between Edinburgh and Glasgow, where travellers would rest and change horses. Its position on this key route made it a notable landmark, and that same central location continues to be a defining feature today.

Perfectly placed for modern living, Halfway House enjoys excellent connectivity, sitting conveniently between Edinburgh and Glasgow. The nearby M8 motorway provides swift access in both directions, while regular bus services link the area to Livingston, Bathgate, Edinburgh, and beyond. Rail connections from nearby Armadale further enhance its appeal for commuters seeking a balance between accessibility and a more relaxed pace of life.

The accommodation begins with a welcoming entrance vestibule leading into a spacious central hallway, where quality flooring and period detailing immediately set the tone for the rest of the home.



THE HALLWAY





THE LIVING ROOM

To either side of the hallway are two well-proportioned rooms, currently arranged as a comfortable living room and a generous principal bedroom. Both spaces retain attractive original features and fireplaces, creating natural focal points. The principal bedroom could easily be reinstated as a second public room, offering flexibility for those seeking a four-bedroom layout.





THE PRIMARY BEDROOM





THE KITCHEN

Further along, the heart of the home is a bright and expansive dining kitchen, fitted with a wide range of base and wall-mounted units, a central island, integrated appliances, and ample space for dining and entertaining. The kitchen flows seamlessly into a large conservatory, while also providing access to an adjoining annexe.





THE CONSERVATORY





THE ANNEXE

The annexe is a highly versatile space that comprises a further public room, shower room, and a spacious double bedroom, effectively forming a self-contained living area that would suit multigenerational living, an older child, or potential short-term letting, subject to the appropriate consents.



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Upstairs, the property offers three further generous double bedrooms, a smaller versatile room that could be used as a home office and a well-appointed family bathroom, all arranged around a bright upper landing.



BEDROOM 2







THE BATHROOM



THE OFFICE

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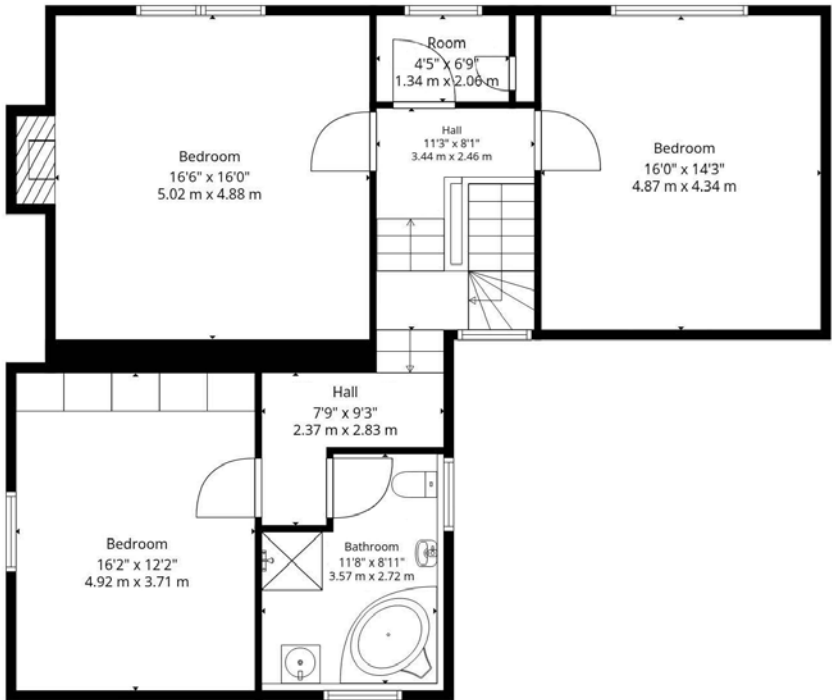
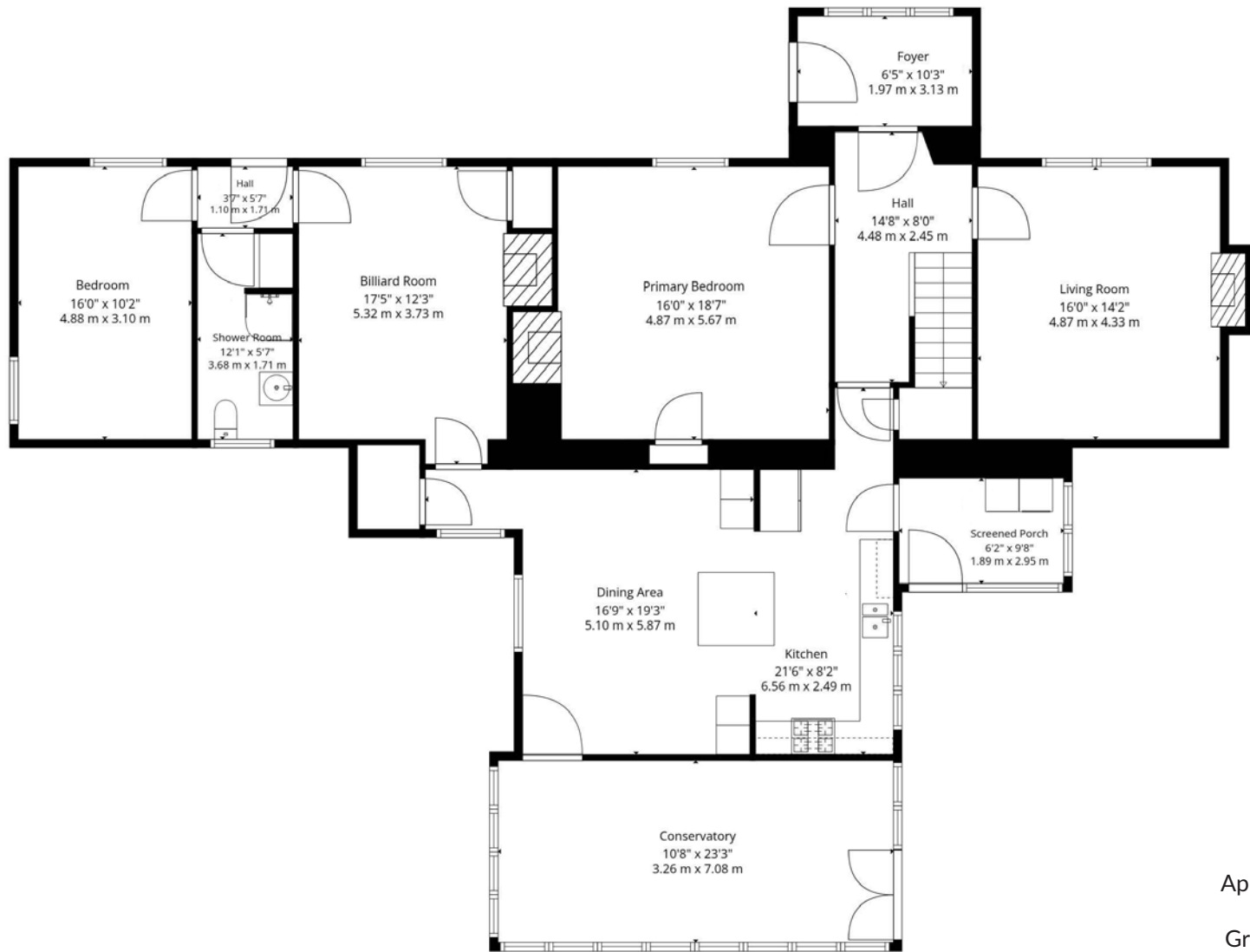


Externally, the home continues to impress. To the front, there is ample off-street parking along with an EV charging point. The rear garden is a standout feature, offering a superb outdoor space ideal for families and entertaining. It includes a well-maintained lawn, established planting, and multiple seating areas, creating a private and peaceful setting to enjoy throughout the year.



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Approximate Dimensions (Taken from the widest point)
Gross internal floor area (m²): 274m² | EPC Rating: E



THE LOCATION

Whitburn provides a strong selection of everyday conveniences, including local shops, cafés, and essential services, along with modern community facilities such as the Partnership Centre, which brings together a range of public and health services in one accessible location. Leisure provision is particularly strong for a town of its size, with facilities such as Xcite Whitburn offering a gym, swimming pool, and fitness classes, while further options can be found nearby in Bathgate and Livingston.

The property is exceptionally well placed to take advantage of the extensive amenities available in Livingston, one of Scotland's major retail and leisure hubs. Livingston offers a wide choice of high street and designer shopping at The Centre and Livingston Designer Outlet, alongside a range of supermarkets, restaurants, bars, cinemas, and family leisure attractions. The town also provides a number of major employers and healthcare facilities, including St John's Hospital, making it a key destination for both work and lifestyle.

Bathgate, located just a short drive away, complements this with a more traditional town centre feel, offering a variety of independent retailers, cafés, and everyday services. It also provides excellent leisure options, including modern fitness facilities and sports provision, and benefits from its own rail station with direct services to both Edinburgh and Glasgow, making it highly attractive for commuters.

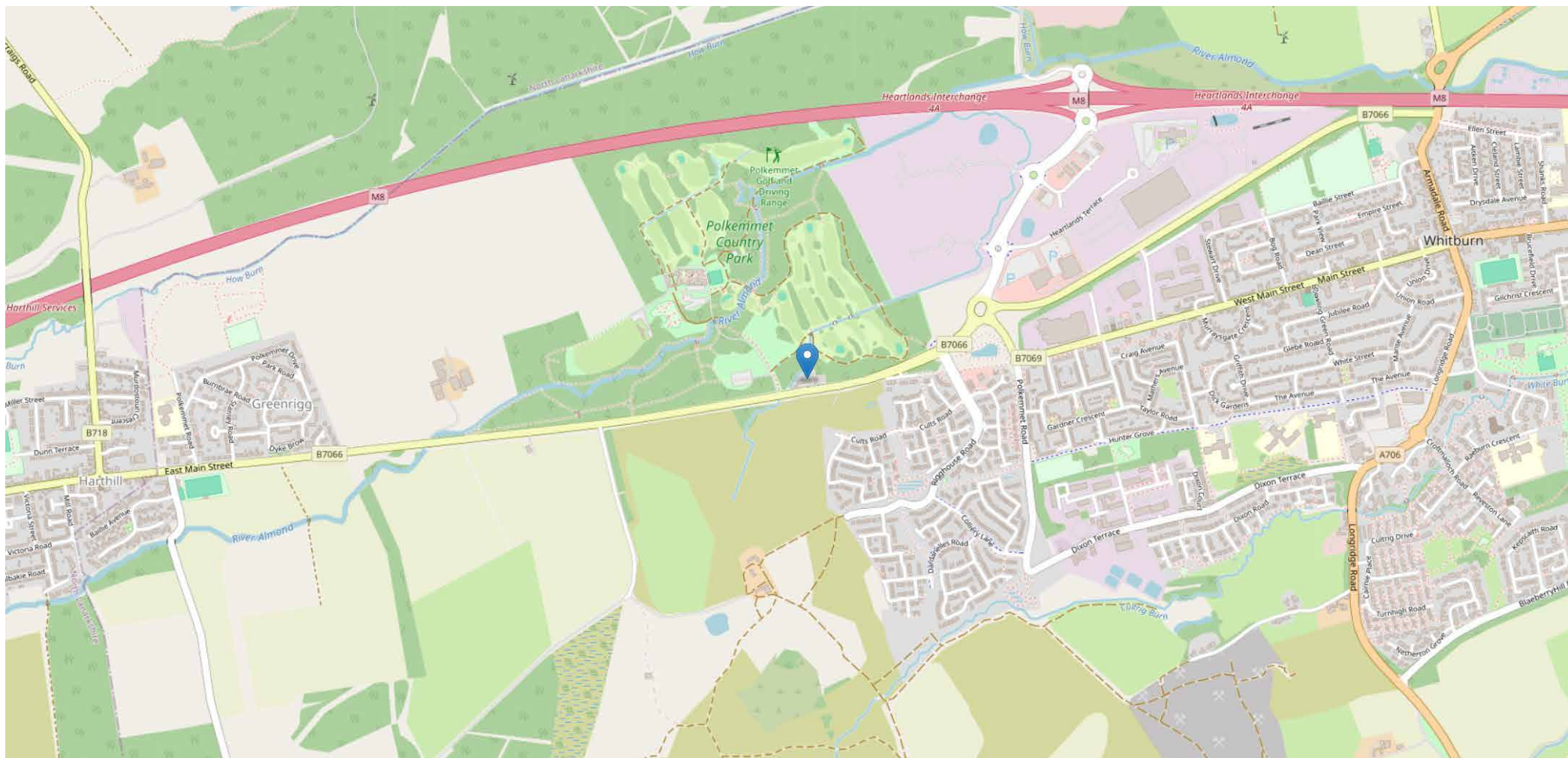
Transport links from Halfway House are a particular strength. The nearby M8 motorway allows for quick and easy travel to both Edinburgh and Glasgow, while a well-developed bus network connects Whitburn to Livingston, Bathgate, and beyond with regular and reliable services. Rail links from nearby stations such as Bathgate and Livingston North provide fast and frequent connections across the central belt, further enhancing the area's appeal for those commuting or travelling regularly.

Overall, Halfway House enjoys a highly convenient position, offering easy access to excellent local amenities, extensive retail and leisure facilities in Livingston, and strong transport links across the Central Belt, making it an ideal base for modern living.

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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer