



Westfield House, Main Road, Westfield, Bathgate, EH48 3DF





**Viewing by appointment through selling agent on 0131 273 5233.**

Kilgour Property is proud to bring to market Westfield House — a truly impressive detached Victorian residence set within approximately two acres of mature private grounds in the West Lothian countryside.

This substantial stone-built home combines period elegance with generous proportions and modern-day comfort, offering superb family accommodation across multiple living spaces. Behind the gated entrance, a sweeping driveway leads through landscaped lawns to the house, where the classic façade hints at the scale and grandeur within.

The interior is defined by beautifully light-filled rooms, tall ceilings, and retained architectural details — while a series of thoughtful extensions and upgrades have created an exceptionally flexible home fit for contemporary living. Recent improvements include a comprehensive programme of modernisation, with new windows throughout and a full rewire, ensuring the property meets the demands of modern life while preserving its heritage. This includes the creation of an impressive second-floor suite comprising a double bedroom, walk-in wardrobe and en suite bathroom, converted from the original attic to provide a peaceful and private retreat.

Whether entertaining in the expansive kitchen and family room, relaxing in one of the elegant reception areas, or working from the dedicated study, the layout supports a balanced and luxurious lifestyle.

Westfield House presents a rare opportunity to acquire a substantial period home in a peaceful semi-rural setting — perfectly positioned for commuting to both Edinburgh and Glasgow.













## Location

Westfield House is nestled in the established village of Westfield, West Lothian — a peaceful and well-regarded residential area offering a semi-rural lifestyle without compromising on connectivity. The property enjoys a tranquil setting surrounded by open countryside, while remaining within easy reach of everyday amenities and major transport links.

The nearby towns of Linlithgow and Bathgate provide a comprehensive range of local services, including supermarkets, independent shops, cafés, schools, healthcare facilities, and leisure centres. For broader retail, leisure and dining options, Livingston Designer Outlet is a short drive away, along with additional choices at The Centre Livingston and Falkirk Retail Park.

Westfield's location is ideal for commuting, with swift access to the M8 motorway placing both Edinburgh and Glasgow within comfortable reach. Regular rail services run from Linlithgow and Bathgate stations, offering direct links to the capital and beyond.

For lovers of the outdoors, the surrounding landscape offers a wealth of walking routes, cycle paths, and green open spaces — making this an ideal setting for families and nature enthusiasts alike.





The sitting room at Westfield House is a beautifully proportioned and elegantly finished space, where period detailing and contemporary touches come together to superb effect. At its heart is a striking cast iron fireplace with intricate decorative features and a deep mantel, providing a strong focal point within the room.

Tall sash windows flood the space with natural light and offer an open outlook across the grounds, while bespoke cabinetry provides excellent storage and display. The generous scale of the room lends itself to both refined entertaining and everyday relaxation, creating a sophisticated yet inviting atmosphere.



- Living Room
- Kitchen /Family Room
- Sitting Room
- Dining Room
- Study

- Utility Room
- 2 x WC
- Entrance Hall
- 5 Bedrooms (3 are En Suite)
- Bathroom

- Shower Room
- LPG Heating System
- Large Private Gardens Surrounding the Property (approx. 2 acres)
- Large Driveway with Secure Gated Entry

- Garage
- Council Tax – Band H
- EPC – Band F













The kitchen and family room forms the heart of the home — a spectacular, light-filled space designed with both everyday living and entertaining in mind. This stunning extension, created from the original stone-built stables, blends heritage and contemporary design to remarkable effect, delivering a bold new living space that feels fully integrated with the rest of the house. Finished to an exceptional standard, the room boasts a soaring vaulted ceiling with multiple Velux windows that bathe the space in natural light throughout the day.

A large central island with ceramic sink and informal seating defines the kitchen area, complemented by elegant shaker-style cabinetry, quality integrated appliances and a striking tiled splashback behind the Everhot cooker. Underfloor heating adds comfort beneath the tiled flooring, while pendant lights add a touch of contemporary elegance, and extensive cabinetry offers practical storage solutions in a seamless, uncluttered finish.

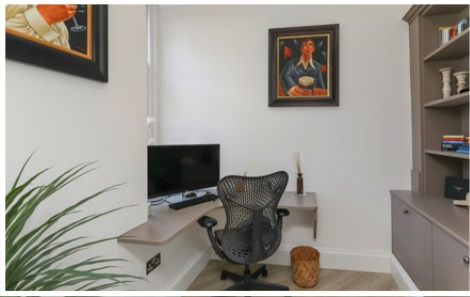
To the far end of the room, a dedicated sitting area is framed by a full-width media wall with recessed display shelving and LED accent lighting — a sophisticated yet relaxed spot for family gatherings or evening relaxation. Wide bi-fold doors open directly to the garden, offering a perfect indoor-outdoor connection and extending the living space during warmer months. Spacious, stylish and superbly considered, this room epitomises the property's modern country charm.





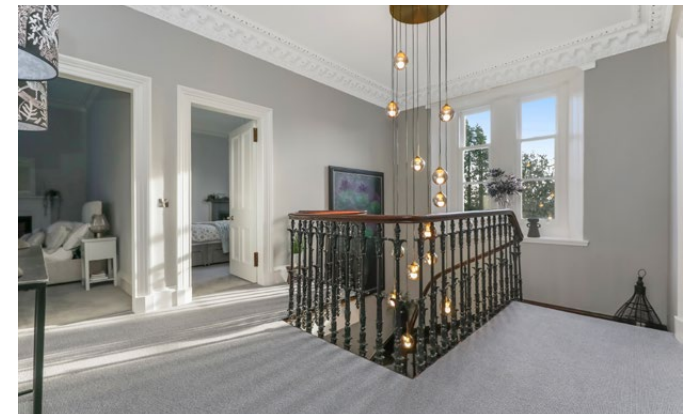
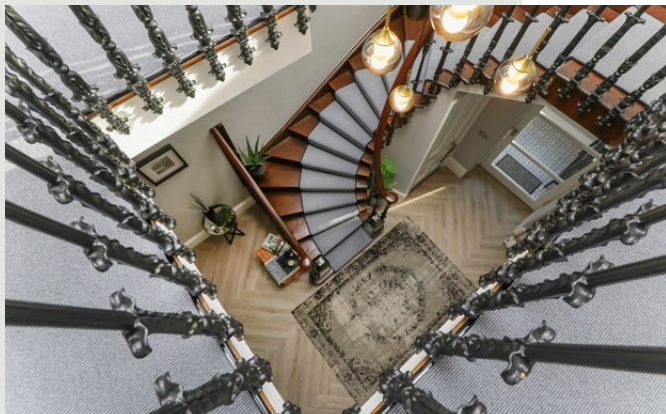






The ground floor study provides a peaceful and well-appointed home working space, fitted with a built-in desk, shelving, and cabinetry. Its position away from the main reception rooms makes it ideal for focused work or quiet retreat.

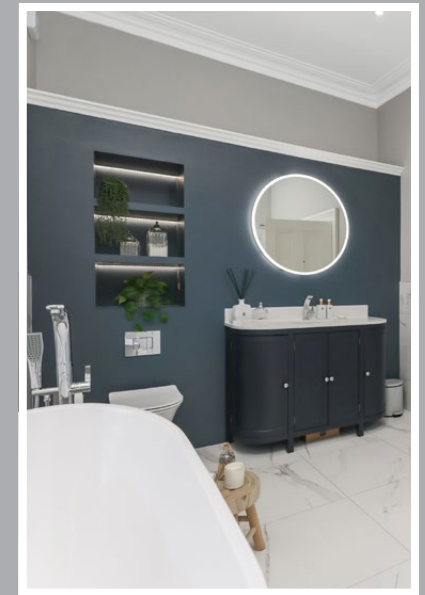
From the main hall, a striking staircase rises through the home, featuring a cast-iron balustrade, gracefully curved timber handrail, and tall sash windows that flood the space with natural light. Elegant period detailing enhances the sense of grandeur as the staircase connects the home's principal floors with ease.











Positioned to the front of the house and enjoying a wonderful outlook through tall bay windows, the principal bedroom is a room of impressive scale and grace. Its generous proportions easily accommodate a super king-sized bed and relaxed seating area. A walk-in wardrobe and adjoining en suite bathroom complete this wonderful suite. The bathroom itself is strikingly finished with marble tiles, freestanding bath, large walk-in shower, and integrated illuminated shelving set against a bold feature wall.





A bright and generous double bedroom positioned to the rear of the first floor, with tall sash window framing leafy views and drawing in natural light. The room features a charming period fireplace with tiled inset and original hearth, along with high ceilings and deep skirtings that reflect the home's Victorian heritage. Neutral tones and clean lines provide a calm, elegant atmosphere.







## Bathrooms

### Ground Floor Cloakroom

Positioned just off the entrance hall, the ground floor cloakroom has been elegantly styled with half-height timber panelling. A traditional high-level cistern WC, twin-basin vanity unit, and large gilt-framed mirror create a bold yet timeless aesthetic. Geometric floor tiling, chrome fittings, and a frosted sash window complete the look, while a glimpse of the sweeping staircase adds a further touch of drama.



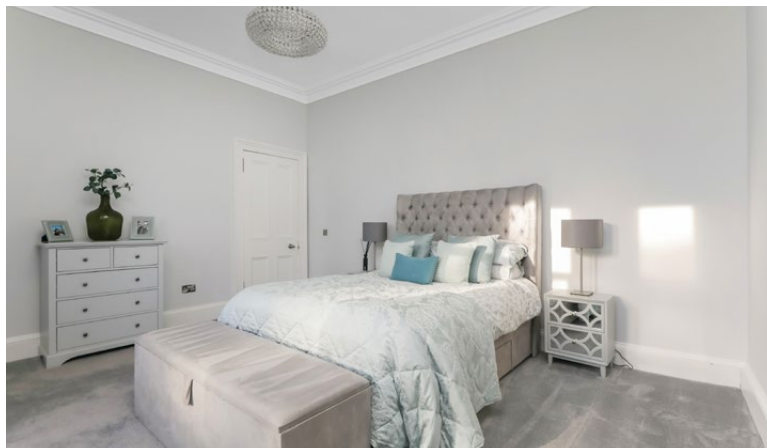
### First Floor Shower Room

Serving the first-floor bedrooms, this beautifully appointed shower room has a fresh and refined feel. Pale vertical panelling runs beneath a crisp painted wall, echoed by classic patterned floor tiles. A walk-in glass-screened shower enclosure, sleek vanity basin, and WC are arranged to maximise space and comfort. A deep-set window draws in natural light, adding softness to the cool grey and white palette.





A well-proportioned double bedroom with generous ceiling height, twin sash windows offering garden views, and excellent natural light throughout the day. The original tiled fireplace provides an attractive focal point, and the room offers ample space for freestanding furniture.





Living Room	22'10 x 15'9	6.95m x 4.80m
Sitting Room	26'11 x 15'9	8.19m x 4.81m
Kitchen / Family Room	28'10 x 18'0	8.80m x 5.50m
Dining Room	15'3 x 12'10	4.64m x 3.90m
Study	8'10 x 7'4	2.70m x 2.24m
Utility Room	11'0 x 7'2	3.36m x 2.18m
Entrance Hall	17'3 x 12'4	5.25m x 3.75m
Vestibule	5'1 x 8'8	1.54m x 2.65m
WC (1)	8'10 x 6'5	2.70m x 1.95m
WC (2)	5'9 X 6'3	1.75m x 1.91m
Garage	21'2 x 11'7	6.45m x 3.54m
Bedroom 1	22'8 x 15'9	6.90m x 4.80m
Walk in Wardrobe	6'7 x 13'5	2.00m x 4.09m
En Suite	8'6 x 12'0	2.60m x 3.66m
Bedroom 2	14'7 x 22'8	4.44m x 6.91m
En Suite	10'0 x 11'1	3.03m x 3.39m
Bedroom 3	11'1 x 18'8	3.39m x 5.70m
En Suite	8'10 x 9'10	2.70m x 3.01m
Bedroom 4	13'2 x 15'9	4.00m x 4.81m
Bedroom 5	13'0 x 15'9	3.95m x 4.80m
Bathroom	8'10 x 7'7	2.70m x 2.31m
Landing	17'4 x 14'2	5.29m x 4.32m













## Setting & Grounds

Westfield House enjoys a wonderfully secluded and elevated position in the countryside, set well back from the road and surrounded by mature trees and open farmland. The property lies at the heart of approximately 2 acres of private grounds, which unfold around the house to create a truly peaceful and sheltered setting.

Approached via a sweeping driveway flanked by lawns and established woodland, the house makes a striking impression from the moment you arrive. The approach curves gently around the front of the house, offering ample space for parking and a natural sense of arrival. Glimpses of the countryside beyond hint at the views that surround the property on all sides.







To the rear, wide open lawns roll gently away from the house towards the tree line, creating a spacious, family-friendly garden that is both open and private. Mature planting and specimen trees form a natural boundary, while offering texture, shade and year-round interest. The house is ideally positioned to make the most of the light, with the south and west elevations enjoying the best of the day's sun.

Various seating areas are dotted around the grounds, offering quiet places to enjoy the sunshine, host guests, or simply take in the surroundings. The rear section of the garden also incorporates a level terrace outside the modern extension — ideal for morning coffee or evening drinks, with doors opening directly from the family room.











The grounds, like the house itself, have been carefully maintained and are presented in excellent condition. Whether as a family home, countryside retreat or multi-generational property, the outside space at Westfield House offers scope, privacy and tranquillity in equal measure.







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