

Newbigging

Broxburn, West Lothian, EH52 6PN



THE PROPERTY

McEwan Fraser Legal is delighted to present Newbigging to the market.

Standing within a picturesque semi-rural setting and enjoying open views across the surrounding countryside, this charming and substantial home offers a compelling blend of traditional character and modern practicality. The property has been lovingly restored and developed by the current owners, who transformed the traditional stone building into the welcoming country home it is today. In doing so, they have carefully retained its heritage while introducing thoughtful upgrades that support modern living.



The entrance most commonly used is via the sheltered porch from the driveway, creating a practical and welcoming approach to the home. From here, coats can be easily shed in the hall before stepping into the large kitchen, which forms the heart of the home.





THE KITCHEN

This is a wonderfully hospitable space for cooking and gathering, with extensive cabinetry and generous work surfaces, including an impressive marble preparation area. Exposed stonework and traditional finishes enhance the country house atmosphere.

Just off the kitchen, there is also a particularly generous utility room which offers a good amount of storage space. With ample room for laundry appliances, additional storage and general household tasks, it provides an extremely useful space.





A classic Aga sits proudly within the original 17th century fireplace, reinforcing the home's heritage while continuing to serve as a practical and much-loved feature of daily life. For those who enjoy entertaining, the kitchen also benefits from an electric hob alongside the Aga, while a Quooker tap provides the modern convenience of instant boiling water.





“
*a wonderfully
 hospitable space for
 cooking and gathering*
 ”



THE ENTRANCE HALLWAY

From the garden, the house opens into a welcoming entrance hallway which immediately reflects the warmth and personality of the home. From here, the accommodation flows naturally into the main living areas, where the balance between traditional charm and comfortable everyday living becomes clear.





THE LIVING ROOM

The living room is particularly attractive and comfortable, centred around a traditional fireplace with a stove creating a cosy focal point. Generous windows allow natural light to fill the room while framing views across the surrounding countryside, making this an ideal space to relax or entertain. Just off the living room is a small room that has been used, over the years, as an office, workshop, exercise room, dressing room, and bedroom.

While the house celebrates its traditional origins, it also benefits from a number of carefully integrated modern upgrades designed to enhance everyday living.

Fibre broadband has recently been installed to provide reliable high-speed internet in this semi-rural setting, while solar panels and battery storage contribute towards improved energy efficiency and reduced running costs.

Satellite and/or 5G broadband can be activated should it be necessary. Internal access point Ethernet cabling is in place to enable LAN coverage throughout the house and garden.





GROUND FLOOR BEDROOMS

The ground level also offers two well-proportioned bedrooms, each with a stove, providing comfortable and flexible living space.



GROUND FLOOR BEDROOMS

These rooms enjoy pleasant outlooks across the garden and surrounding countryside and can easily be adapted to suit a variety of needs, including guest accommodation, home working or additional sitting areas.





A well appointed shower room is also located on this level and features a large walk-in shower along with wash hand basin and WC.

The upper level, off the hall, provides an impressive principal bedroom suite set within the roof space.





MASTER BEDROOM

This generous and characterful room benefits from excellent floor area and a bright, airy feel created by several large roof windows within the sloping ceilings. The space also includes an en-suite bathroom fitted with a bath, hand basin and WC.

“ *generous and characterful* ”





GUEST BEDROOM

Over the garage, and reached by stairs off the kitchen, another large bedroom with an ensuite bathroom fitted with a shower. Since being added to the house in the 1990s, it has been used as a playroom and bedroom. Latterly, as a guest room, it offers a quiet, comfortable, spacious room.



THE GARDEN

Externally the property continues to impress. The mature gardens extend around the home and have been thoughtfully arranged to create lawn areas, established planting, fruit trees, a herb bed, raised vegetable beds, greenhouse, mower shed and several places to sit and enjoy the peaceful surroundings. A small pond with a waterfall and a mown labyrinth invite one to pause and relax. There are large deck areas on both the east and west of the house providing flexible spaces for outdoor dining, no matter the weather. A charming Edwardian garden room provides a perfect spot to relax while taking in the open countryside views.

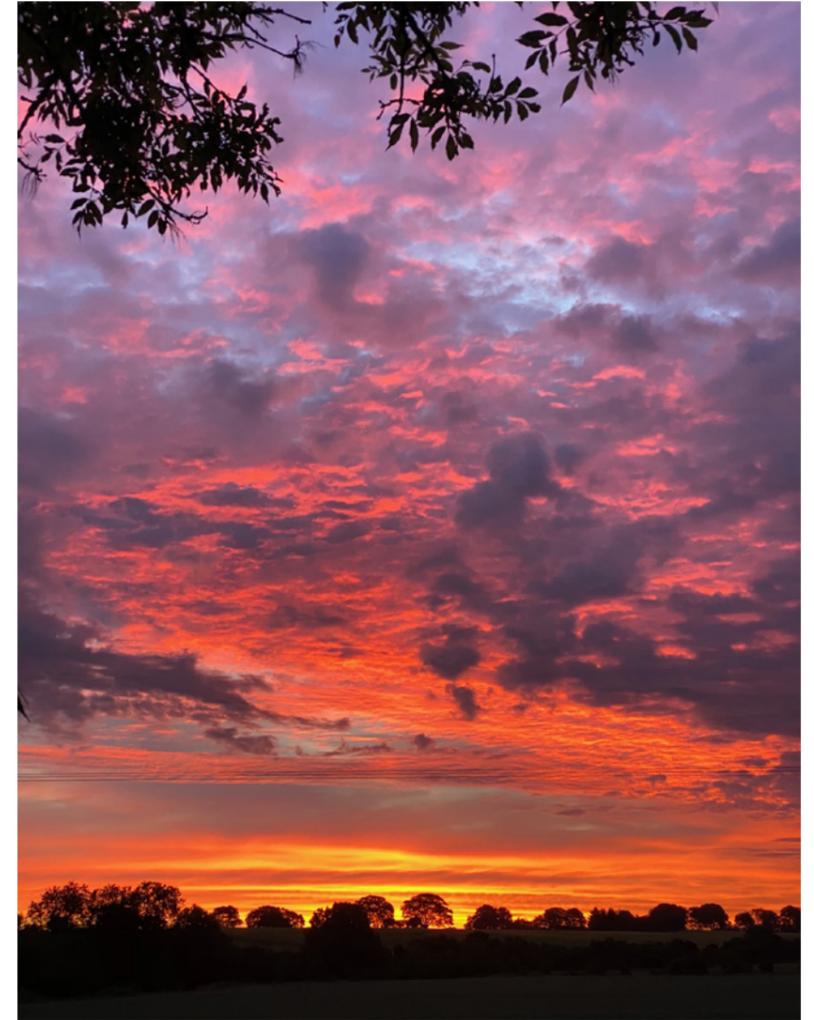
The property also benefits from a substantial integral garage and workshop which can be accessed directly from the house. This versatile space offers excellent room for storage, hobbies or practical workspace while still comfortably accommodating a vehicle. There is an EV charge-point as well as a 13.5kWh wall battery connected to the solar panels which produced 4.5MWh last year.

Overall, this is a truly special home offering the charm of a traditional country property combined with the practical advantages of modern upgrades, all set within beautiful rural surroundings.

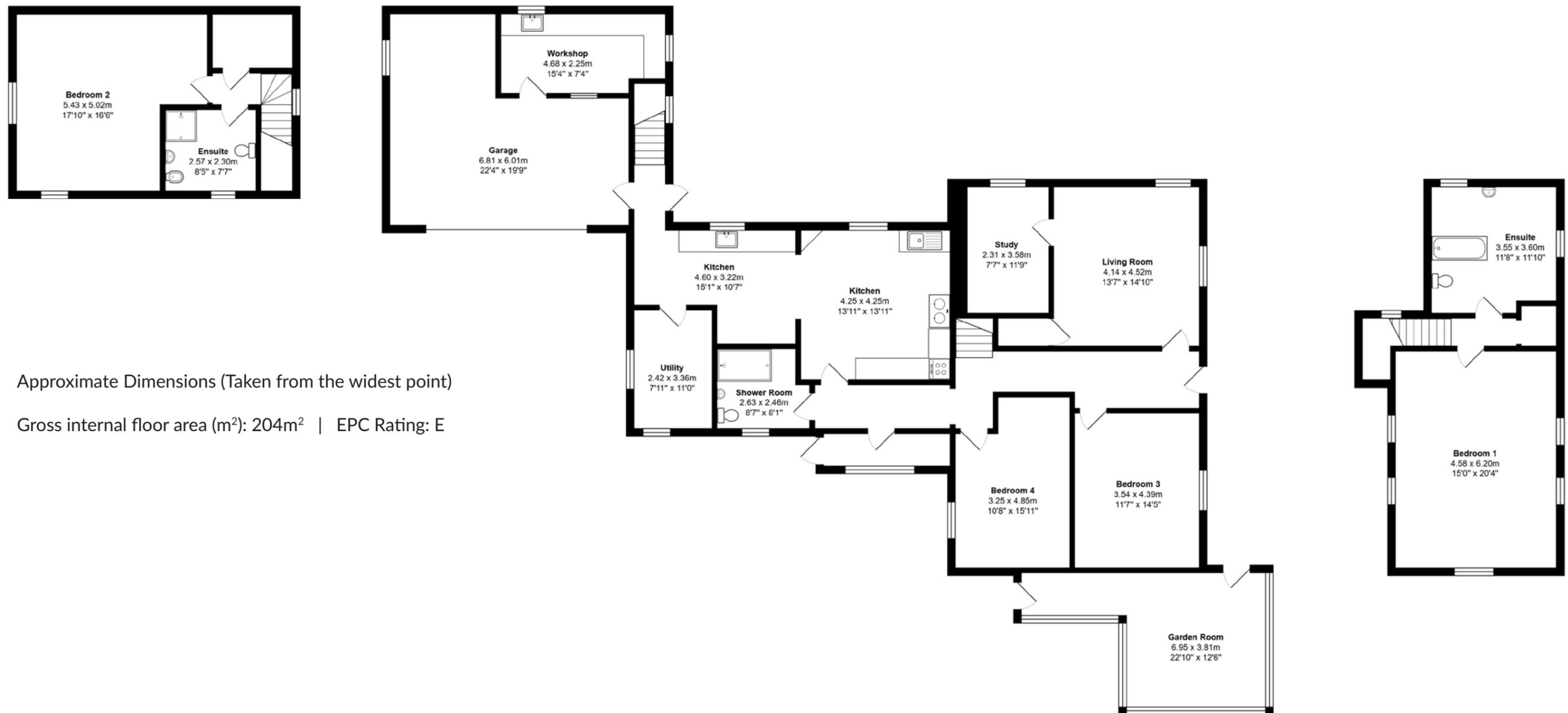






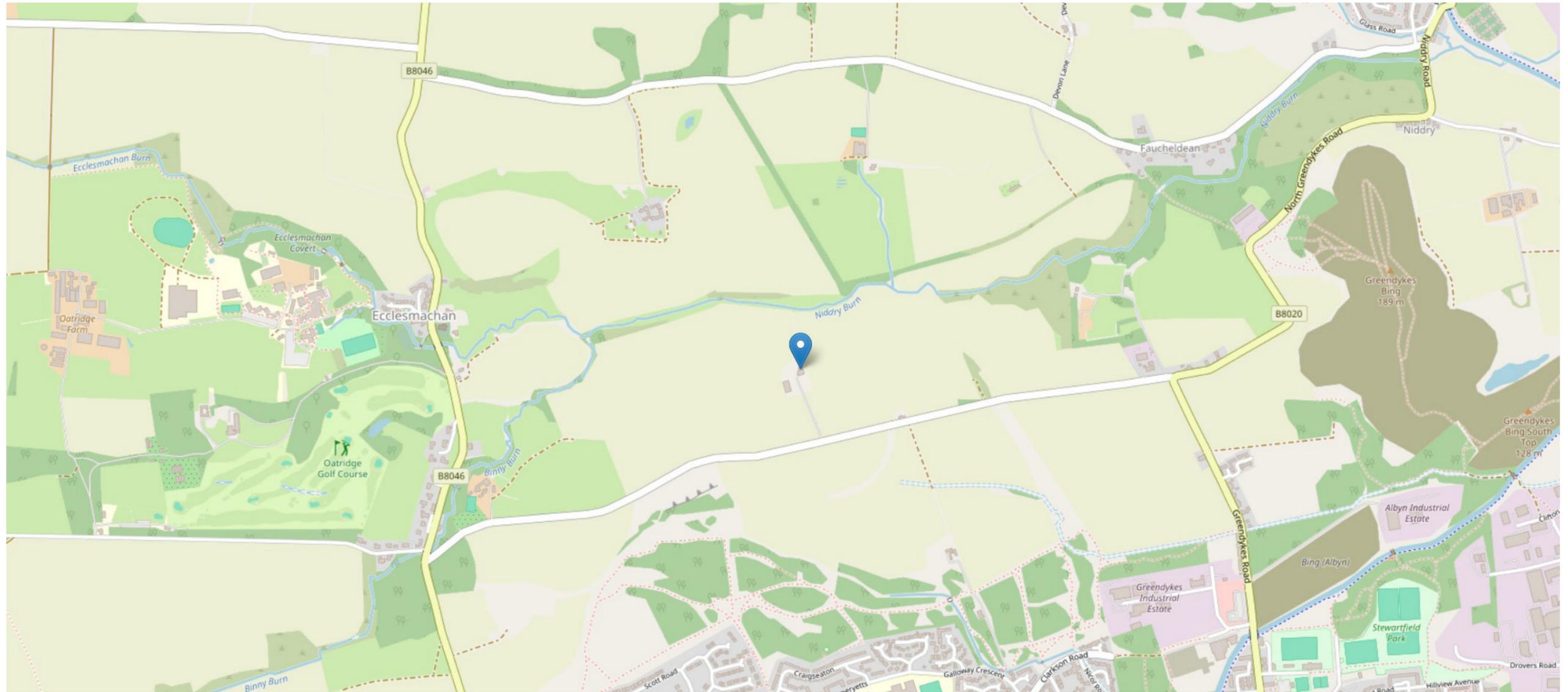


THE FLOOR PLAN



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 204m² | EPC Rating: E




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
EMMA LYNCH
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer