



Galbraith

1 BETHANY HOME FARM

BROXBURN, WEST LoTHIAN



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Delightful Rural Property with Equestrian Facilities

Broxburn 1 miles ■ Linlithgow 6.8 miles ■ Edinburgh 13.7 miles

- 2 reception rooms 4 bedrooms
- Set within commuting distance of Edinburgh and Glasgow
- Excellent local amenities nearby
- Ideal small holding for various hobbies
- Modern 1 bedroom lodge
- Stables, outdoor arena, round pen, and track system

2.76 Ha (6.83 Acres)

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com



SITUATION

1 Bethany Home Farm is situated in a scenic position near the bustling town of Broxburn and the growing community of Winchburgh in the West Lothian council area. Both towns are a short car journey away and offer an excellent range of amenities including local shops, pubs, restaurants, garden centre, Aldi, Lidl and sporting facilities including a swimming pool and an 18 hole golf course and clubhouse. There are several local primary schools and two secondary schools nearby. The property enjoys an attractive rural location close to the capital city of Edinburgh, within a 30 minute drive to Haymarket. Edinburgh being a popular tourist destination for its Castle, the Royal Mile and various other landmarks, the city boasts a substantial range of excellent amenities along with a railway station, bus station and Airport only 15 minutes away from the property.

The location of the property is highly accessible and would be perfect for a commuter. The M8 to the South provides quick access to Edinburgh, Glasgow and Stirling. There is a nearby Park and Ride service at Ingliston, with regular express coach services to many towns and cities across Scotland. There are train stations at Uphall, Bathgate and Livingston North with services to Haymarket, Edinburgh Waverley and Glasgow Queens Street. Edinburgh Airport is situated on the periphery of the city and has a wide range of domestic and international flights going daily. The surrounding countryside provides a wonderful setting for the property and there are ample opportunities for the outdoor enthusiast, with excellent opportunities for hill walking, horse riding and cycling at the Union Canal, Beecraigs Country Park, Cockleroy Hill and Muiravonside Country Park.

DESCRIPTION

This charming, detached equestrian property is set in a peaceful location with great access to the towns and cities nearby. The property is of block and pebble dash render under a tiled roof with well laid out, spacious accommodation over two levels and an addition modern 1 bedroom lodge in the grounds. Upon entering the property, you are welcomed by a large hallway with stairs leading to the second floor and the main living area to your left with a large log burner and patio doors taking you into the garden. The well-appointed kitchen/diner is past the stairs on your right featuring a traditional AGA and stunning wooden worktops. There is space within the kitchen for an office workspace or additional living room seating. Up the stairs there is a shower room and 4 well-sized bedrooms including the master bedroom with an en-suite shower room.

Outside there is a characterful, modern 1 bedroom lodge which has been beautifully decorated and is very light and spacious. Featuring a large kitchen/living area, double bedroom and shower room. The lodge has its own small garden area and wooden decking, surrounded by trees and wilderness. The farm offers a superb rural lifestyle opportunity, perfectly suited to equestrian enthusiast. There are several stables and outbuildings, large outdoor sand/rubber arena, round pen, surfaced turnout paddocks and track system. Several useful yard areas including a trailer garage, hay storage, and grazing land with plentiful hacking as well as the Scottish National Equestrian Centre nearby.

ACCOMMODATION

Ground Floor: Hallway, Living room, Kitchen/Office, WC and Pantry

First Floor: Master bedroom and en-suite, 3 further bedrooms, family bathroom





GARDEN AND GROUNDS

The house is surrounded by well kept lawns and benefits from a concrete parking area and paved path to the door of the property. There are several raised flower/vegetable beds to the left of the driveway and a polytunnel. The grounds are well fenced and offer a secure location for horses and other livestock.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band F	Band D67	FTTC	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From the village of Dechmont head northeast on Main Street towards Goodhall Crescent, at the roundabout continue straight onto the A899 for 1 mile, at the next roundabout turn left onto Ecclesmachan Road/B8046 continue on the road for 0.8 miles, just past the 40mph signs take a right onto the single track road for 1.4 miles, just before the junction turn right onto the private road, the property is at the end of the road approximately 0.2 miles.



POST CODE

EH52 6PN

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/cabbage.shots.strapping>

SOLICITORS

Murray Beith Murray LLP - 3 Glenfinlas Street, Edinburgh, EH3 6AQ

LOCAL AUTHORITY

West Lothian Council
7 Whitestone Place
Bathgate
EH48 2HA

01506 280000

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

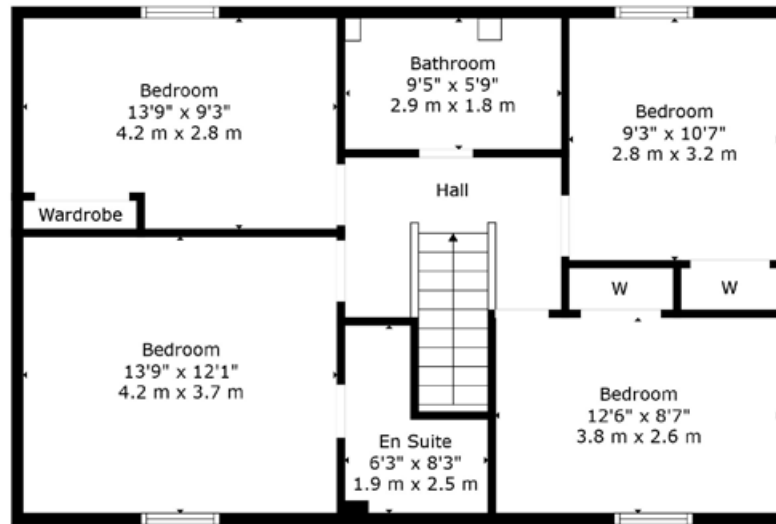
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.



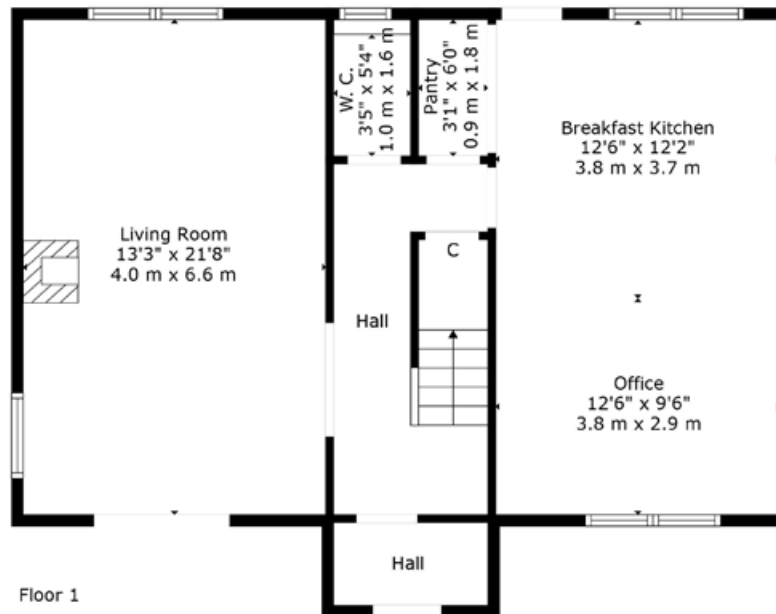








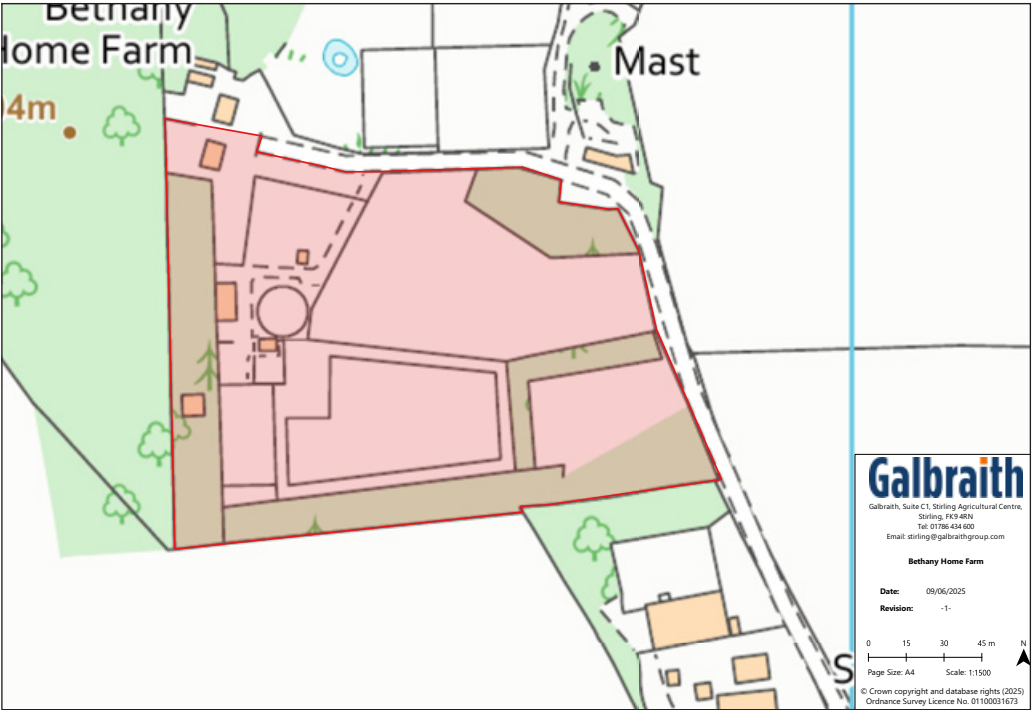
Floor 2



Floor 1

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2025.





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