



2 LAVEROCKDALE COTTAGE

BINNY PARK, ECCLESMACHAN, BROXBURN, WEST LOTHIAN

Galbraith

2 LAVEROCKDALE COTTAGE, BINNY PARK, ECCLESMACHAN, BROXBURN, WEST LoTHIAN

Charming semi-detached cottage in a rural location

Broxburn 2.4 miles ■ Edinburgh 17 miles ■ Glasgow 40 miles

- 1 reception rooms, 2 bedrooms
- Semi - detached cottage in peaceful location
- Large private garden
- Great renovation potential

Galbraith

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 **OnTheMarket**





SITUATION

2 Laverockdale cottage is located in a quiet rural location next to the village of Ecclesmachan. The property is 2.4 miles from the town of Broxburn providing plenty of local amenities including supermarkets, sport centres, primary and secondary schooling, cafes and restaurants. The property is a short distance from the capital city of Edinburgh with an abundant range of shops, sporting and recreational facilities, bars, restaurants and landmarks.

The property is superbly located for a commuter with train stations at Uphall, Bathgate and Linlithgow providing regular rail connections to Edinburgh, Stirling and beyond. There is a local bus top located in the village of Ecclesmachan which is within walking distance of the property.

Glasgow and Edinburgh airports are both within an hour's drive respectively and offer domestic and international flights daily to a huge variety of locations.

For the outdoor enthusiasts walking, hiking, cycling and equestrian activities are all available locally with the Union Canal, Calderwood Country Park, Almondell, The Scottish National Equestrian Centre and the Pentland Hills on the doorstep.

DESCRIPTION

The property is a semi - detached cottage with accommodation over one floor. Through the front door is a small porch area with space for shoe and jacket storage and the main hallway leads directly on with the living room and larger bedroom on your left and right. Straight ahead at the end of the hallway is the bathroom and second bedroom. The kitchen is accessed from the living room and benefits from a small pantry/storage area and access directly out into the garden. The property is in need of renovation but has the potential to be a lovely family or first time buyer's home.

ACCOMMODATION

Ground Floor: Living room, Kitchen, Bedroom 1, Bedroom 2 and Bathroom.

GARDEN

The cottage benefits from a large area of private garden ground and parking area with space for two cars. The garden is mostly laid to lawn with a small, paved path leading round to the front of the property. The garden is secured on three sides with a high wooden panel fence and hedge.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band C	D67	None	YES

*Fibre To The Premises/Fibre To The Cabinet - delete as appropriate. If none put NONE in the table

FLOOD RISK

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

POST CODE

EH52 6NR



WHAT3WORDS

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

LOCAL AUTHORITY

West Lothian Council, West Lothian Civic Centre, Howden South Road, Livingston, West Lothian, EH54 6FF

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.

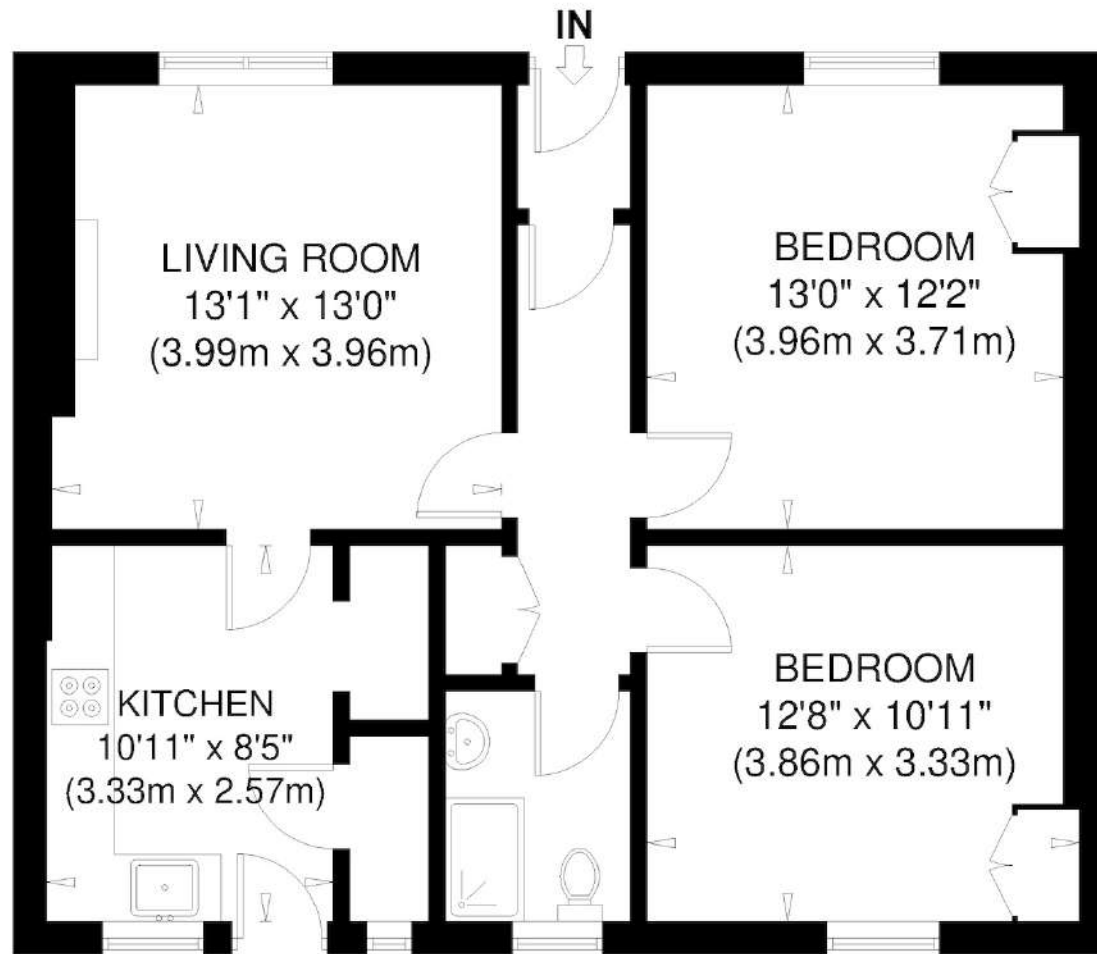
HEALTH & SAFETY

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.

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 July 2025.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66.9 SQ M / 720 SQ FT

LAVEROCKDALE COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 66.9 SQ M / 720 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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