



BINNY SOUTH LODGE,
BROXBURN, WEST LOTHIAN

Galbraith



BINNY SOUTH LODGE, BROXBURN, WEST LOTHIAN

Detached rural cottage with fabulous views of the countryside

Broxburn 3 miles ■ Edinburgh 18 miles ■ Glasgow 35 miles

- 2 reception rooms, 2 bedrooms
- Detached cottage
- Outstanding views
- Generous plot
- Nearby local amenities
- Highly commutable location

Galbraith

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SITUATION

Binny South Lodge is an attractive cottage situated in a desirable and elevated position within rural West Lothian, about 2.5 miles to north of the village of Dechmont, some 4.5 miles southeast of popular town of Linlithgow and about 18 miles west of Edinburgh City Centre. The nearby villages Dechmont and Uphall (2.5 miles) are located just off the A89 and junction 3 of M8 and provide a good range day to day local amenities. There is a wider selection of amenities and services available within Linlithgow including independent shops and places to eat and drink, Doctors Surgery, Pharmacies, Post Office, Sainsbury, Tesco, Aldi and M&S Food.

The town also has numerous sporting and recreational facilities including a leisure centre, golf course, rugby club, football club, tennis courts and cricket ground. Primary and secondary schooling is offered in Uphall and Broxburn respectively with a wide range of highly regarded independent private schools within Edinburgh. Binny South Lodge is well placed for wider connections and is within easy reach of both the M9 and M8 offering easy access to the whole of Central Scotland and beyond.

The cottage is within a 20 minute drive of the City of Edinburgh Bypass and there are railway stations at Linlithgow and Uphall, that offer regular services to Edinburgh, Glasgow, and Stirling making this an ideal base for commuting. Edinburgh Airport is within a 20 minute drive to the west and the larger towns of Bathgate, Falkirk, Livingston and Stirling are within easy reach by car and all provide an excellent range of shops, professional services and transport links.

DESCRIPTION

Entered via a welcoming reception hall the property boasts charm with its thick stone walls and flexible accommodation. The hallway grants access to all the main rooms in the property. The property has been decorated neutrally throughout allowing the next owner to put their own person touch on the property. The living room and kitchen are connected via the dining room, making it easy to entertain guests.

The kitchen is fitted with wall and base units, oven and hob, with laminate flooring. Off the kitchen is the very useful boot room/utility room with back door ideal if you have been busy in the garden.

Both bedrooms are good sized doubles with carpeted flooring, the main bedroom has lovely views of the surrounding countryside. The shower room has a 3 piece white suite, laminate flooring and walk in shower cubicle.

ACCOMMODATION

Ground Floor: Living Room, Dining Room, Kitchen, Bedroom One, Bedroom Two, Utility Room

GARDEN (AND GROUNDS)

Well kept gardens surround the property, mostly laid to lawn with several shrubs and mature trees. The property is secured by a stone wall and fencing with driveway providing ample parking.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Private	Mains	Private	Freehold	Oil	Band D	BAND E51	FTTC	YES

* It is a condition of the sale of Binny South Lodge that the purchaser must establish a new connection to the public mains water supply within 12 months of completion. Please note that the sellers intend to disconnect the existing private water supply to the property. This requirement has been included to ensure continuity of water provision, as the private supply is only in place to support the current operational use and will no longer be maintained 12 months post-sale.

FLOOD RISK

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

POST CODE

EH52 6NL

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

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

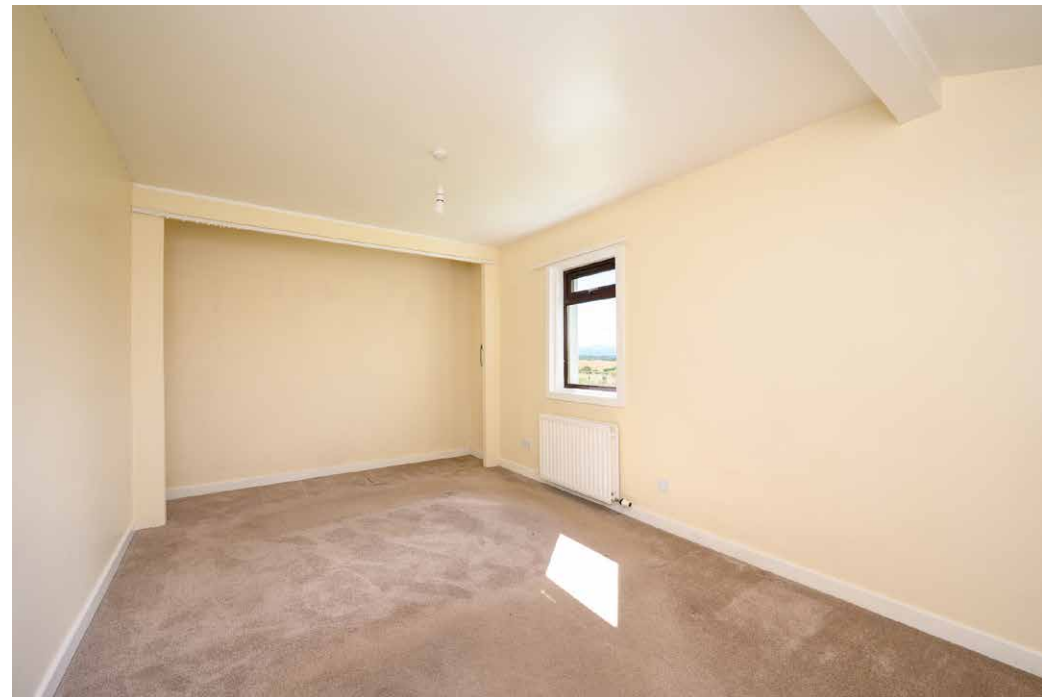
Failure to provide required identification may result in an offer not being considered.

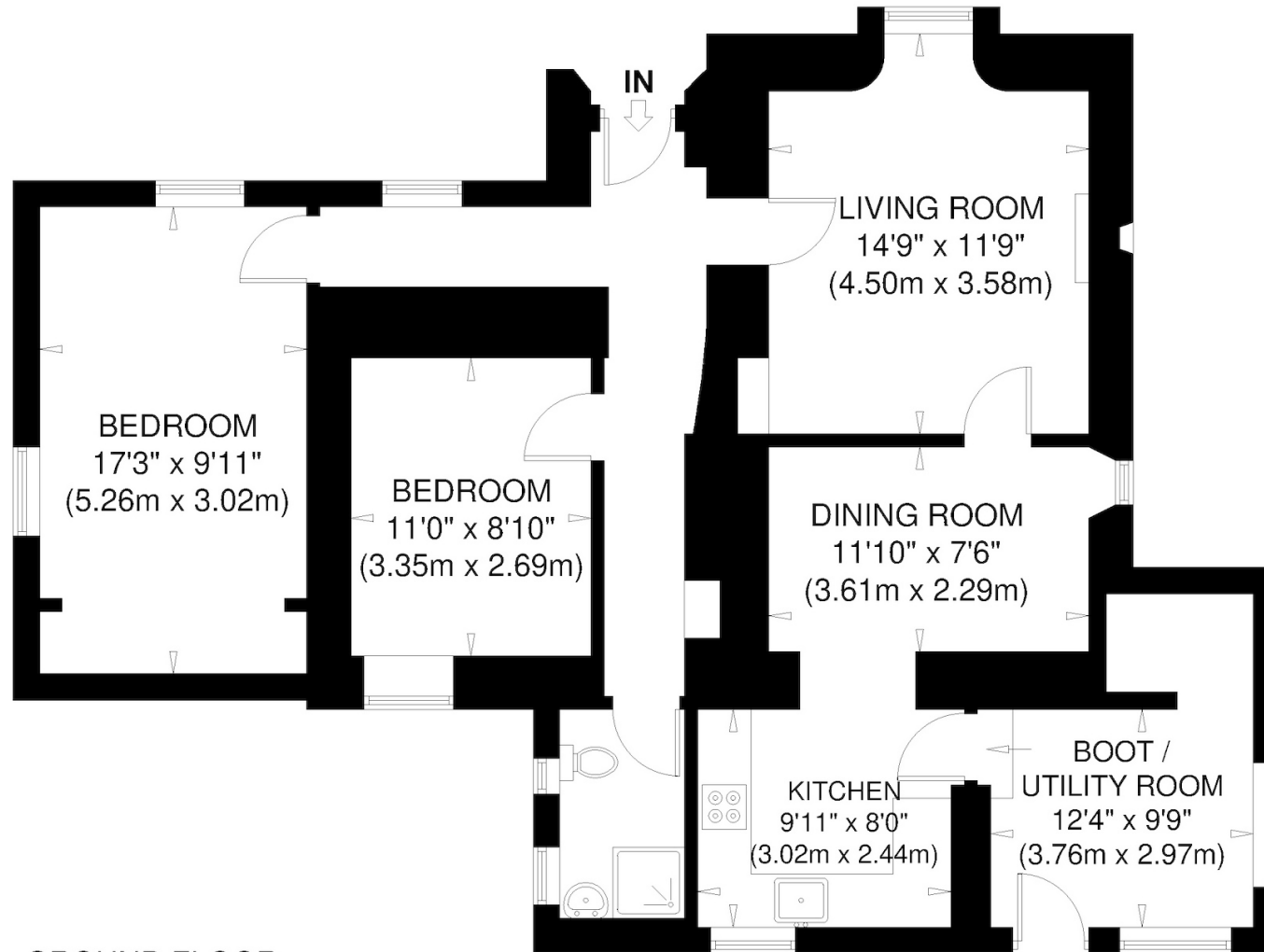
HEALTH & SAFETY

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 92.4 SQ M / 994 SQ FT

BINNY SOUTH LODGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 92.4 SQ M / 994 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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