



Main Street, Westfield

Offers Over **£400,000**



## Main Street

### Westfield

Introducing Main Street Westfield, an exceptional, one-of-a-kind independent build where design, craftsmanship and lifestyle come together effortlessly. This is not your standard new build, this is a home that has been thoughtfully created, finished to an uncompromising specification and presented as a true blank canvas, ready for its next chapter.

From the moment you arrive, the striking sandstone façade and contemporary lines immediately set the tone. The symmetry of the front elevation, framed by modern dark window surrounds and rooflights above, gives a bold yet elegant first impression. The generous monoblock driveway offers ample parking, while the carefully chosen materials create a home that feels both substantial and refined.

Step inside and you are welcomed into a spacious porchway, the perfect buffer between indoor and outdoor living. Flooded with natural light through the glazed double doors, this space feels purposeful and practical, complete with sliding wardrobes ideal for coats, shoes and everyday essentials. It's an entrance that feels organised, considered and effortlessly stylish.

Home Report Value- £410,000

Square Ft- 1700

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Outside, the garden has been designed with lifestyle in mind. A low-maintenance combination of sandstone tiling and artificial lawn provides year-round usability, while the absence of neighbouring properties behind allows uninterrupted views across open farmers' fields, offering privacy and a wonderful sense of tranquillity.

A standout feature of this property is the impressive outhouse. Fully self-contained, it includes a functioning kitchen, bathroom, living space and bedroom area. This exceptional addition provides endless possibilities, multi-generational living, guest accommodation, home business potential, or a private retreat. It is a rare and valuable asset that elevates this home beyond the ordinary.

In total, this exceptional property offers up to five flexible bedrooms depending on how the spaces are utilised, or three fantastic doubles with a further two reception rooms. The layout has been designed to evolve with its owners, whether you require additional bedrooms, home offices, formal entertaining spaces or relaxed family rooms.

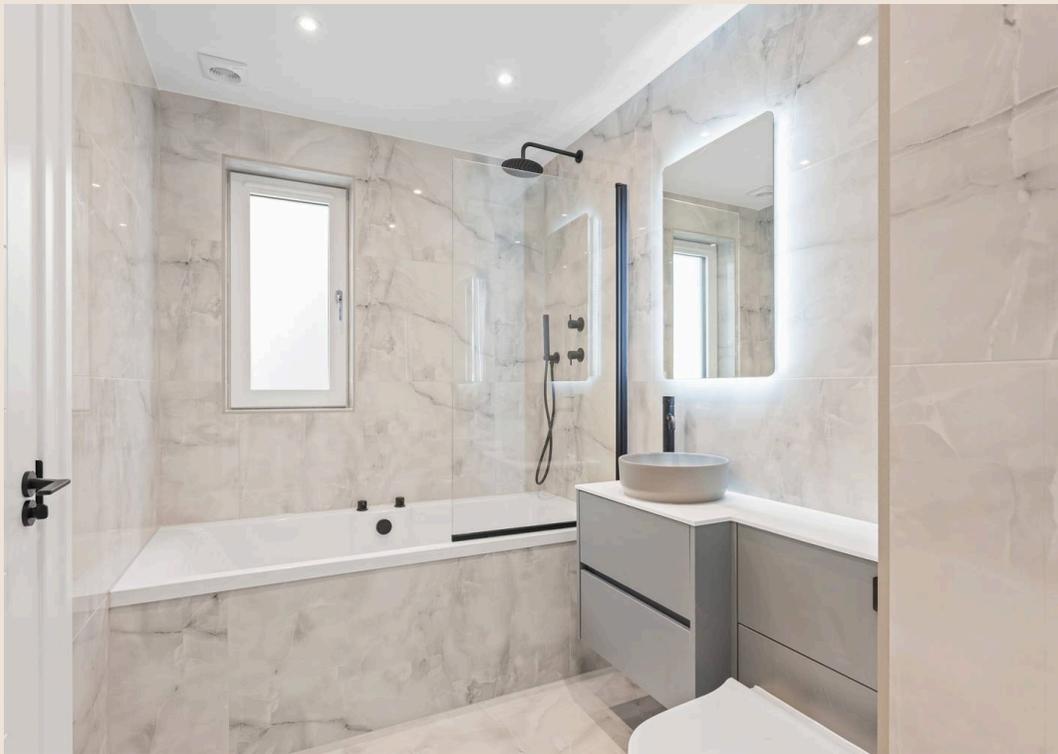
Set within the quiet village of Westfield, this property enjoys a peaceful residential setting while being well-connected to nearby towns such as Bathgate and Armadale, both offering excellent transport links, schools, shopping and leisure facilities, making Strathlogie a fantastic place to call home. Locals will appreciate the close proximity to Westfield Primary which is a short 8 minute walk from the property.

This house is more than a home; it is a statement of quality, individuality and lifestyle. A bespoke build in a tranquil setting, finished to an exacting standard and ready for its next owners to make it their own.

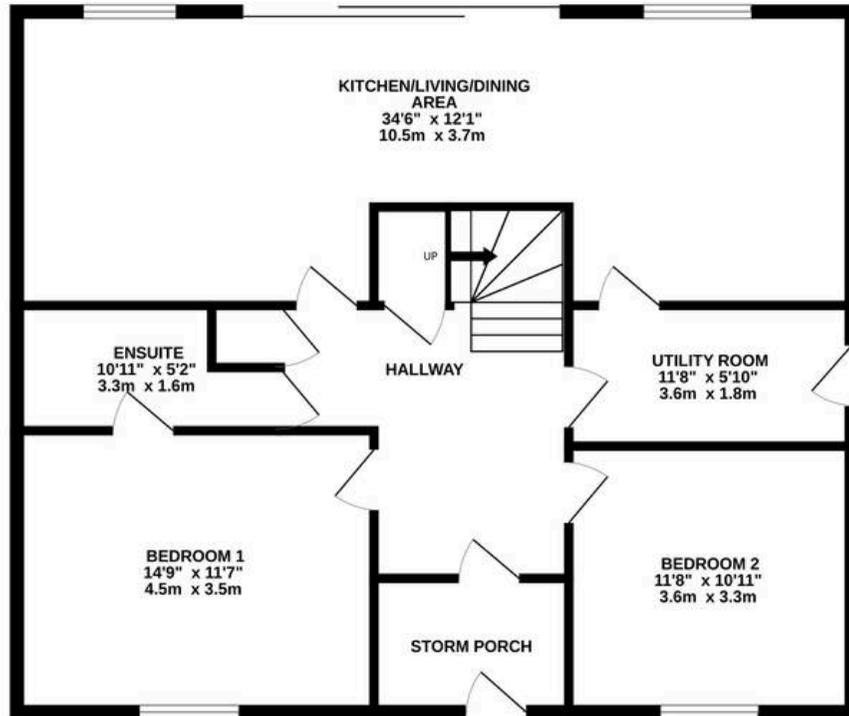
Property Sold as Seen - hot tub not included.

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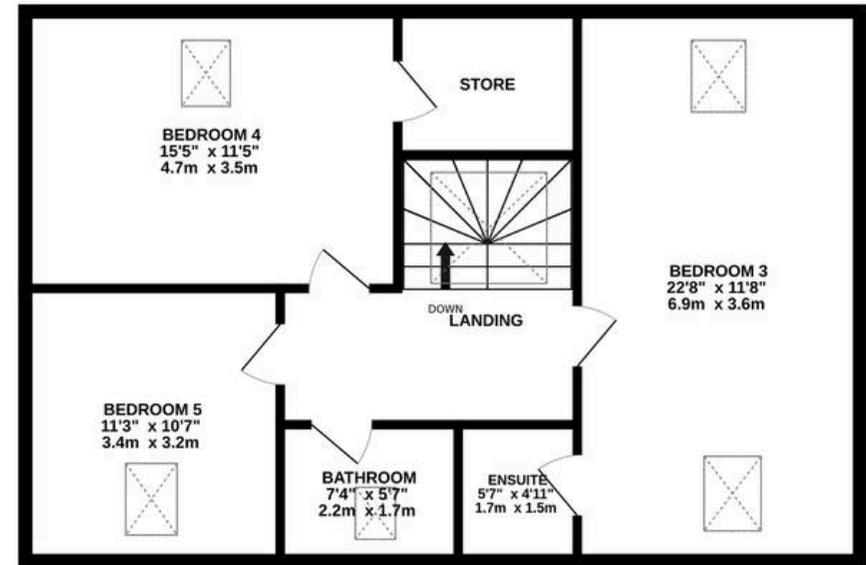




## GROUND FLOOR



## 1ST FLOOR



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