

FOR SALE

Heathercroft Holding

Drumshoreland Road, Broxburn, West Lothian



**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

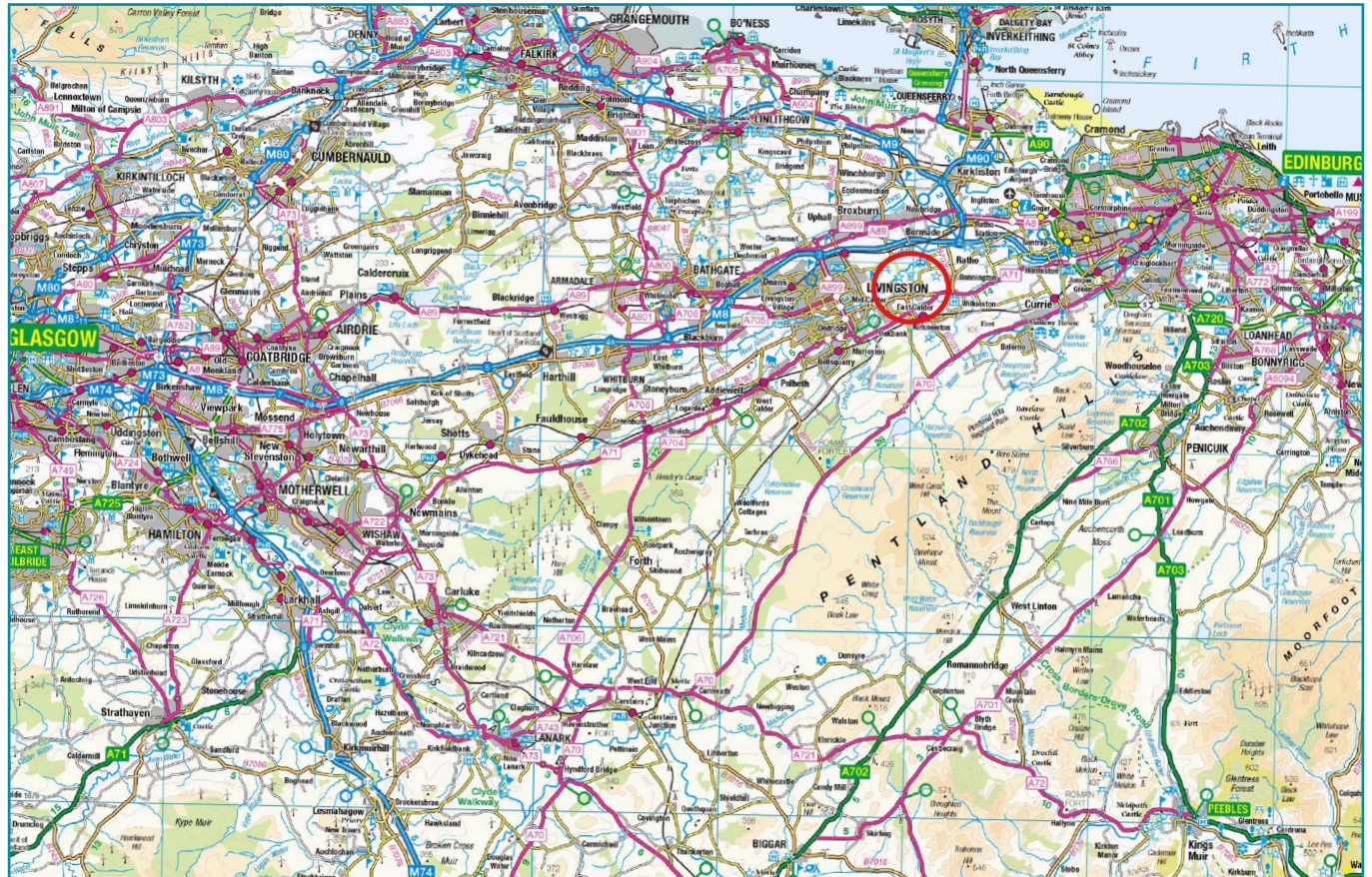
Heathercroft Holding

Drumshoreland Road, Broxburn,
West Lothian, EH52 5PF

A charming rural home with land and equestrian potential

Heathercroft is a beautifully positioned rural property offering a rare opportunity to acquire a spacious family home with land extending to approximately 3.22 acres, outbuildings and excellent lifestyle appeal, all within easy reach of Edinburgh and the central belt.

- Five-bedroom detached bungalow
- Private rural setting
- Excellent transport links



Selling agents

Davidson & Robertson
Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8LT

Tel: 0131 449 6212
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Situation

Heathercroft enjoys a highly desirable rural position while remaining exceptionally well connected with Livingston and local amenities within easy reach and the M8 motorway providing excellent commuting links to Edinburgh and Glasgow. This balance of countryside tranquillity and accessibility makes it particularly appealing to lifestyle and equestrian buyers.

Access

Access is taken by a private road leading directly from the public Drumshoreland Road.

Directions

From the East and West on the M8 take Junction 3 exit for Livingston and head south on the A899/Livingston Road. Follow this road for approximately 0.2 miles and take the exit for U[phal] Station. At the Roundabout take the first exit and continue onto Cawburn Road. Follow the road the road straight ahead as it becomes Drumshoreland road. Continue for approximately 1.5 miles and the driveway for Heathercroft will be on your left.

What3words address - vent.repair.handover



Description

Heathercroft House is a generously proportioned five-bedroom bungalow extending to approximately 2,023 sq ft and arranged over a single storey. The property offers bright and flexible accommodation with three reception rooms providing ample space for family living, entertaining and home working.

While the house would now benefit from a degree of upgrading and modernisation, it presents an exciting opportunity for a purchaser to create a superb rural residence tailored to their own style and requirements.

Externally, the property enjoys a large front turning circle with extensive parking and a mature rear garden with considerable potential. The garden is currently overgrown but offers an excellent blank canvas for landscaping, while the pond provides an attractive feature that could be restored to great effect.

Heathercroft extends to approximately 3.22 acres in total, including a well-maintained paddock situated to the north of the house extending to 1.1 acres. The land is ideally suited to equestrian or lifestyle use and includes established grazing and secure fencing.

The property also benefits from a substantial agricultural shed of steel portal frame construction with corrugated cladding, measuring approximately 10m x 26m. The building provides useful storage for machinery, equipment and general-purpose use.

The location is one of the property's key attractions. Despite its idyllic rural setting, Heathercroft is conveniently located close to Livingston and within easy commuting distance of both Edinburgh and Glasgow, making it ideal for buyers seeking a balance between country living and accessibility.

Additional Land

There is a field to the south of the house and garden extending to 1.83 acres that is available by separate negotiation. The field is fenced and provides additional grazing with a self-contained shelter, with tack-room and feed storage. There is approximately 1.97 acres of amenity woodland surrounding the field.

Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is central heating and hot water provided by a wood pellet boiler.

Council Tax

This property is in the Council Tax Band F.

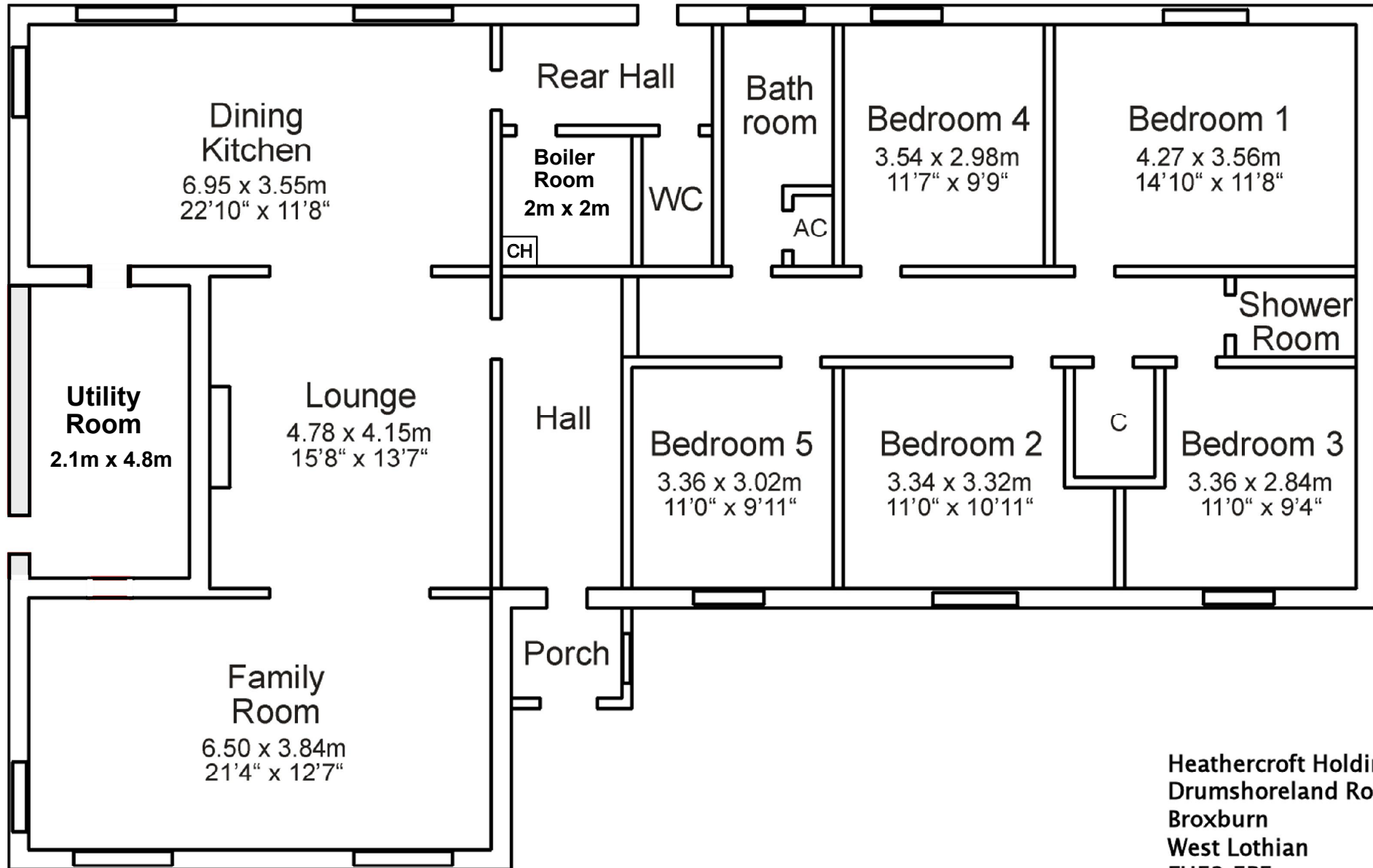
Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

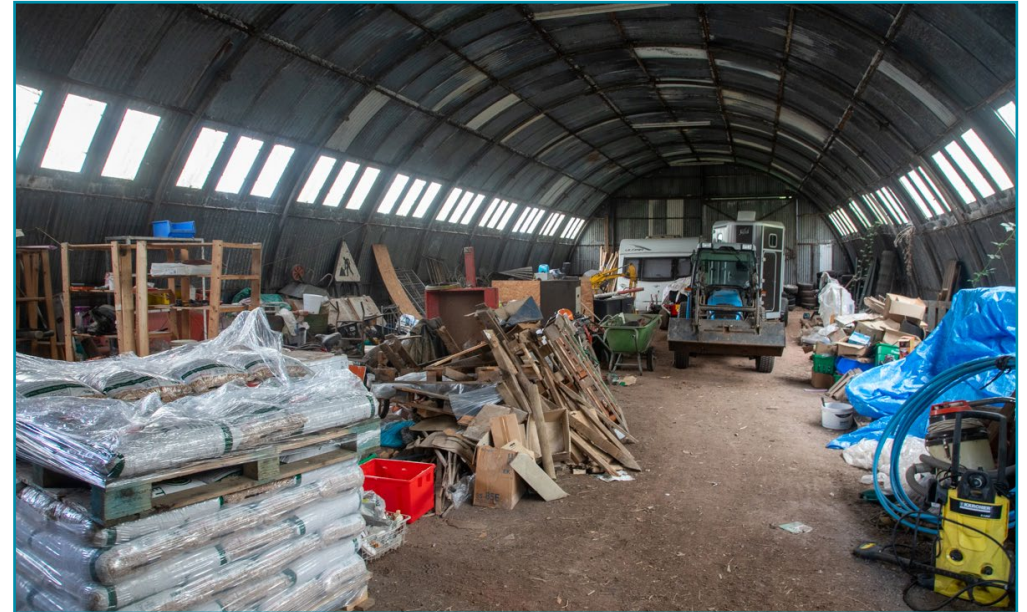
Energy Performance Certificate Rating

The EPC rating has been assessed as Band E. For full copies of the EPC information and copies of the reports please contact the Selling Agent.





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West Lothian
EH52 5PF



Mineral Rights

To the extent they are included within the vendor's title.

Local Authority

West Lothian Council
Howden S Road
Livingston
EH54 6FF

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Sneddon Morrison
Law House
Fairbairn Place
Livingston
EH54 6TN
T: 01506 497160
E: law@sneddons-ssc.co.uk

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

CCTV

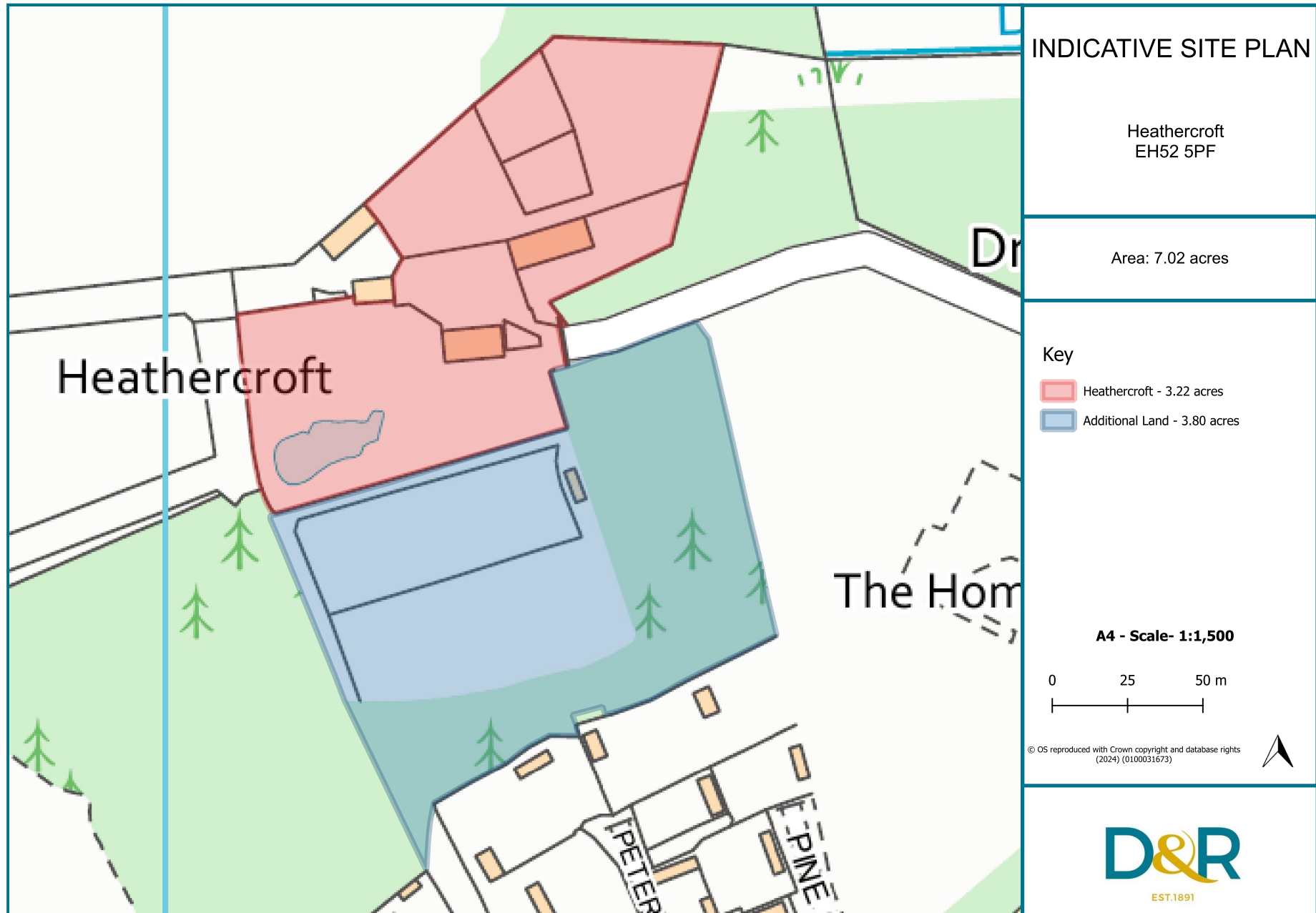
In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.
12. Photos taken May 2026, particulars prepared May 2026





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PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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www.drrural.co.uk