

13A Humbie Holdings

KIRKNEWTON, EH27 8DS



*Idyllic four-bedroom detached bungalow
on a generous plot near Kirknewton*



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Set in a tranquil, picturesque location just outside the charming village of Kirknewton, this impressive four-bedroom detached bungalow sits on a substantial, beautifully landscaped plot, offering peace, privacy, and exceptional living space both inside and out.

THE LIVING ROOM



Step through the front door into a wide, welcoming hallway that sets the tone for the spacious interior. To the right, double doors open into the expansive living room, where natural light pours in through the adjoining conservatory. A cosy log burner adds a warm focal point, making this an ideal space for family gatherings or peaceful evenings.

The conservatory, accessed via further double doors, offers panoramic 180-degree views over the meticulously maintained gardens and rolling countryside beyond, a serene setting for relaxing or entertaining.

THE CONSERVATORY



THE KITCHEN



Moving back through the house, you'll find the large, well-equipped kitchen. Complete with a gas hob, integrated oven, dishwasher and provision for integrated fridge and freezer, the kitchen also boasts extensive countertop and storage space, along with plenty of room for a full dining suite, perfect for family meals or social occasions. Off the kitchen is a handy utility room with space for a washing machine and access to the garden.



THE UTILITY ROOM



THE FAMILY ROOM



A second public room, currently arranged as a cosy family room, offers a more intimate retreat and leads into a generous rear extension. This versatile space is currently used as a dining room with garden views and also includes a home office and a fourth double bedroom with en suite, ideal for guests, multigenerational living, or as a potential self-contained granny flat, with the office space easily convertible into a kitchen.

THE DINING ROOM



THE OFFICE



BEDROOM 4



a fourth double bedroom
with en-suite, ideal for guests





Elsewhere in the home are three additional well-proportioned double bedrooms. Two of these benefit from en-suite facilities, while the principal bedroom also includes a spacious walk-in wardrobe. A centrally located family bathroom completes the internal accommodation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



three additional well-proportioned
double bedrooms



BEDROOM 3



Externally, the property continues to impress. A large detached garage offers excellent storage or development potential, having previously secured planning permission for conversion into additional living space. The gated driveway provides ample parking, and the gardens—both front and rear—are a true standout feature, beautifully landscaped with ponds, bridge, a treehouse, a garden hut, a custom-built greenhouse, summerhouse and mature hedges creating a magical outdoor environment.

This exceptional home combines generous internal accommodation with outstanding outdoor space in a stunning rural setting, offering a rare opportunity for spacious, flexible countryside living just minutes from Kirknewton.

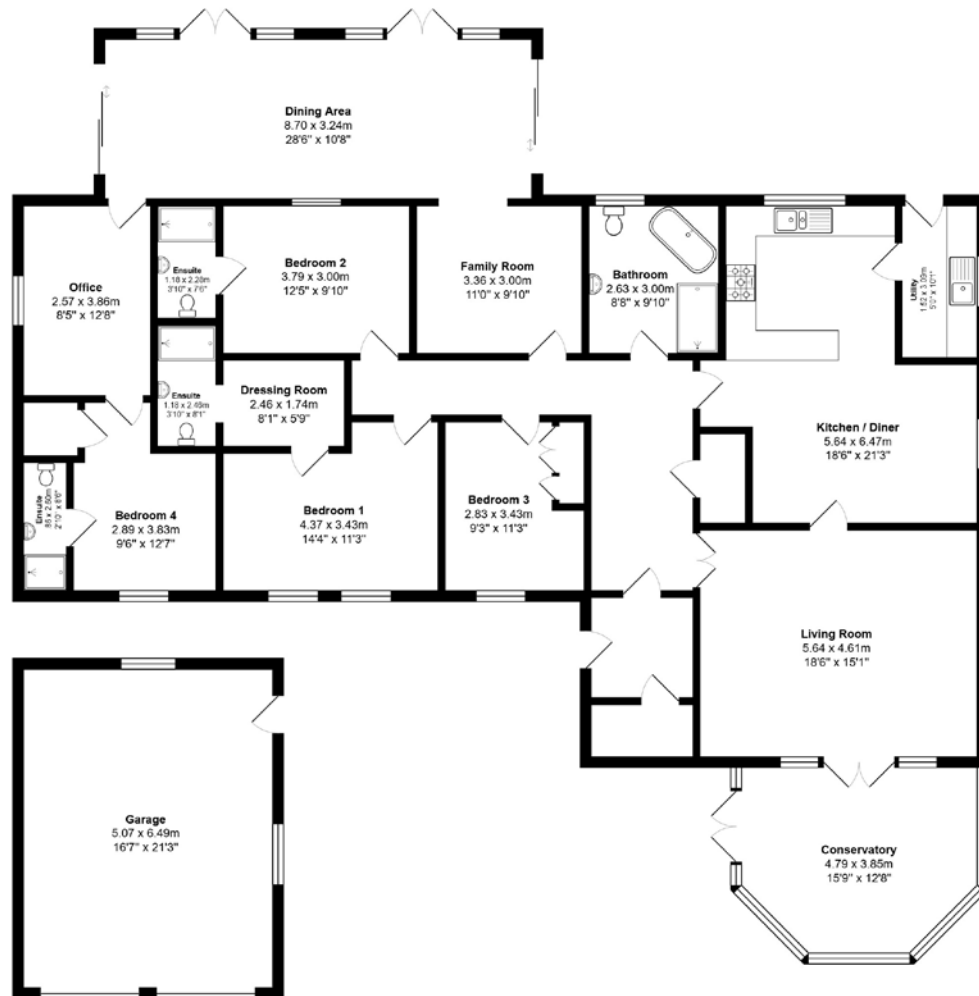
EXTERNALS





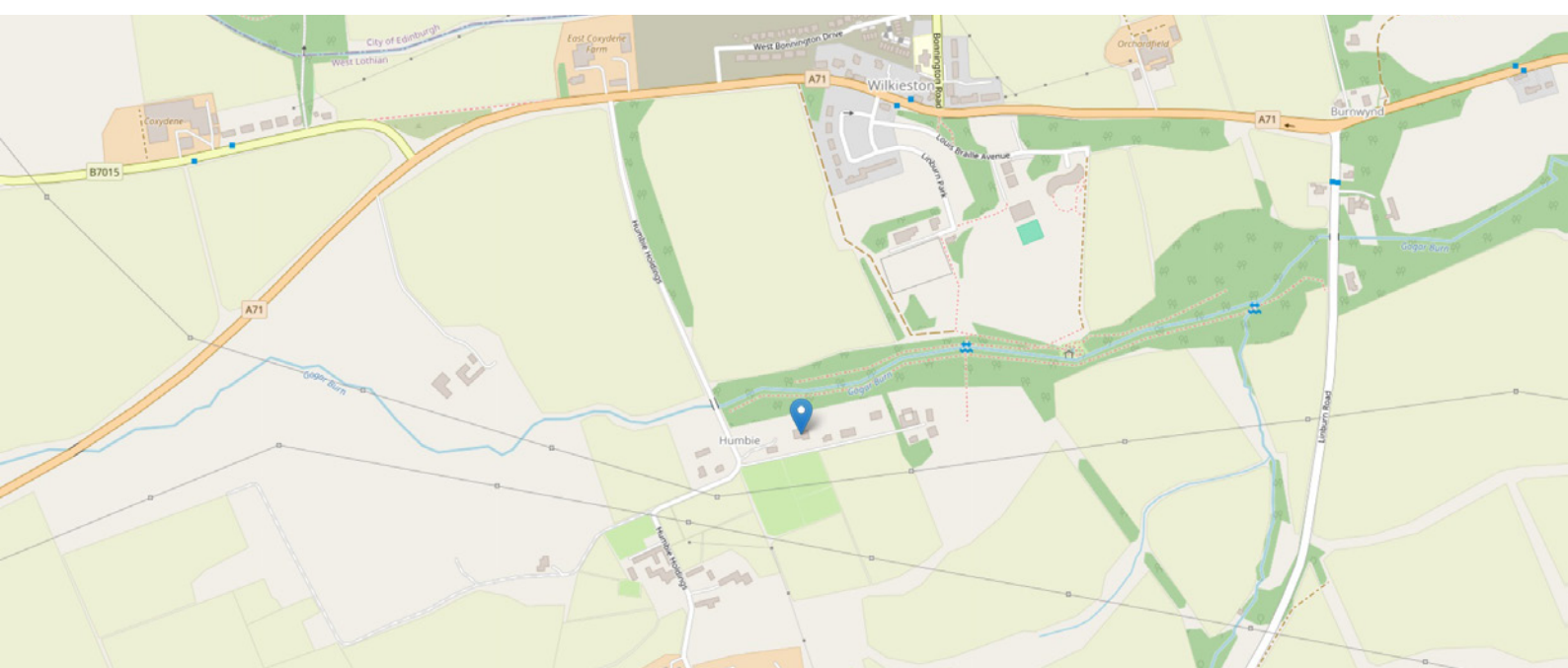


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 203m² | EPC Rating: C



THE LOCATION

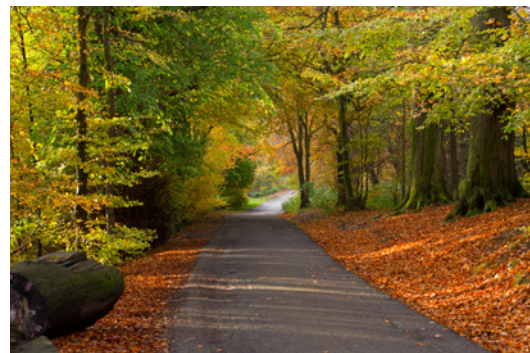
The village of Kirknewton lies approximately 10 miles from Edinburgh City Centre and in easy reach of Balerno and Livingston. The village has a post office and general store with a wide range of indoor shopping facilities at the nearby Almondvale Shopping Centre and Livingston Designer Outlet.





There is a wide range of recreational facilities close by, including Dalmahoy Golf and Country Club, excellent walks and cycle paths in the Pentland Hills as well as Almondell and Calderwood Country Park which also has excellent walks. Also, only a mile away you will find The Off Shore Surf Resort situated next to the Edinburgh International Climbing Arena (EICA). Kirknewton has its own railway station with links to both Edinburgh and Glasgow. There is a highly regarded primary school and secondary schooling at Balerno High School. Also in easy reach of the Heriot-Watt Campus, just a short distance away. The nearby village of East Calder offers more amenities such as a health centre, chemist, Post Office, primary school, community centre, library, Scotmid, Tesco and a selection of takeaways.

There are good public transport system with regular bus services operating to surrounding towns and villages. The property is also situated for easy access to Edinburgh Airport, the M8 and M9 Motorways and Edinburgh City Bypass together with the Royal Bank of Scotland HQ.



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