



Solicitors & Estate Agents



Green Cottage 13 The Low Doors

Kirknewton | West Lothian | EH27 8AG

Occupying an enviable position, this charming detached stone-built cottage, believed to date from 1850, offers a rare opportunity to acquire a property of character with substantial garden grounds. Located within easy reach of all local amenities, this property combines period charm with practical living spaces and extensive outdoor areas.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Extensive Private Gardens
-  EPC Rating – F
-  Council Tax Band - C



Description

The property comprises a welcoming hallway leading into a spacious reception room, featuring a traditional stone-built local fireplace and dual aspect windows allowing natural light to fill the space.

The large kitchen is fitted with an extensive range of wooden wall and base units, complemented by a tiled splashback and integrated appliances, offering a functional and inviting space for cooking and dining.

There are two generously proportioned double bedrooms, a front-facing principal bedroom and a rear-facing second bedroom – both benefiting from ample natural light. The bathroom is fully tiled and comprises a three-piece suite, along with a separate cubicle fitted with a thermostatic shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The cottage is set within substantial garden grounds, including a generous front lawn with mature trees and shrubbery, a driveway providing multiple car parking spaces, a single garage, and a private rear courtyard. The extensive grounds offer excellent potential for further development or landscaping, subject to planning consent.

Viewing

Please contact Neilsons on 0131 625 2222.





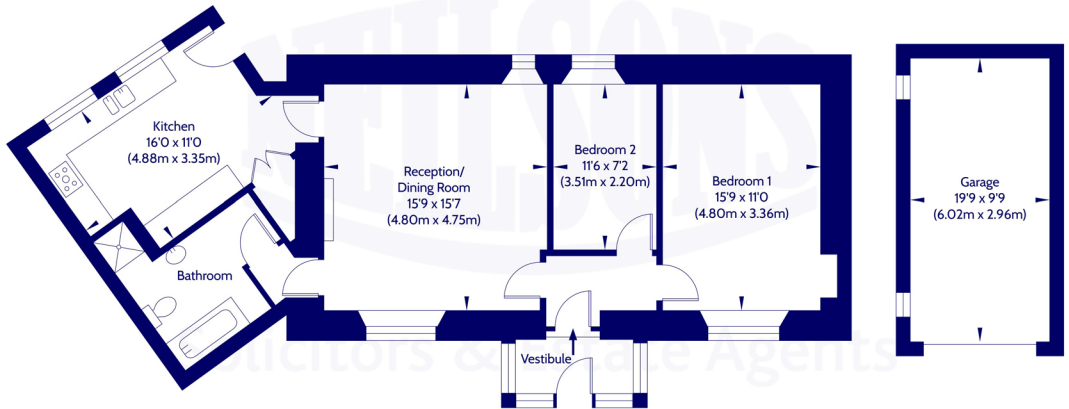
Location

The small village of Kirknewton sits to the south of the A71 road, approximately four and a half miles west of Edinburgh's city boundary, between Balerno and East Calder. The property falls within the catchment area of the highly regarded Balerno High School and there is a well respected primary school in Kirknewton itself. Some local amenities are available, while more comprehensive facilities can be found at the Gyle and Almond Vale Shopping centre in nearby Livingston. The commuter is served by a local railway station in the village, while Heriot Watt University at Riccarton Campus and the RBS headquarters are within comfortable driving distance. Leisure and recreational facilities are well catered for with Ratho golf course and Dalmahoy Country Club just a few miles away. The nearby city by-pass offers fast routes to the International Airport, the M8 and M9 motorways, the south and east sides of Edinburgh.



Approx. Gross Internal Floor Area 87 Sq M / 932 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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