

8

Illieston Castle Steadings, Broxburn, EH52 5PD

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# 8

## Illieston Castle Steadings



### **Three bedroom award winning steading conversion set in the grounds of the 17th century Illieston Castle**

Set in the grounds of the old 17th century Illieston Castle, and with amazingly peaceful, uninterrupted views out over the surrounding country side, this impeccable, award winning, three bedroom, two bathroom steading conversion is a rare find. Approximately a mile from Broxburn and within easy commuting distance of Edinburgh, the property is perfectly positioned for travel throughout the Central Belt.

Externally, the outside space consists of a gorgeous back garden which commands stunning views over farmland to the River Almond, Edinburgh, the Firth of Forth and beyond to Fife. There are also other professionally designed shared communal space within the steading development in the form of the courtyard, drying green with numerous seating areas, a wildlife pond, polytunnel and raised beds.

## *What's special about this house*

- The spectacular, uninterrupted outlook over the fields to Edinburgh and beyond are like nothing you will find elsewhere & need to be seen to be appreciated!
- Fantastic community feel you can only appreciate in a steading. Residents enjoy gardening duties at the raised beds, open air cinema nights at the garages & weekend drinks at the courtyard.
- Excellent access to the canal, tow path, almond river valley and almondell country park - the walks are endless.
- Perfectly positioned for travel throughout the central belt with Uphall train station providing links to Glasgow & Edinburgh airport 15 minutes away.
- The modern kitchen is kitted with all top of the range Miele appliances and even an integrated coffee maker
- Three spacious double bedrooms, all featuring fantastic views, as well as two fabulous bathrooms.
- Situated in the grounds of the stunning 17th century Illieston Castle, the setting could not be more picturesque.















## Location and Amenities

- Catchment for Broxburn & St Nicholas Primary Schools, which feed in to Broxburn & St Margaret's Academies
- Idyllic countryside views in a quiet, private development, whilst remaining close to local amenities
- Close access to the canal, tow path, almond river valley - allowing for fabulous walks!
- Close to the M8, giving easy access to Edinburgh (11 miles) and Glasgow (34 miles).
- National and international flights from Edinburgh Airport - just 5 miles away
- Fantastic Almonddell & Calderwood country parks and Jupiter Artland are nearby!
- Edinburgh's international climbing arena at Ratho is less than 3 miles away!

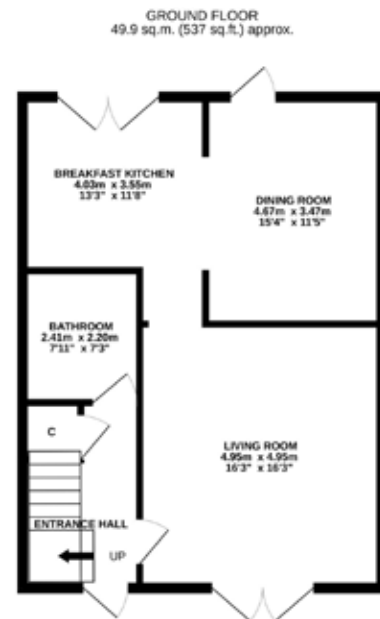
*“Most of all we’ll miss Summers in the courtyard which is always a sun trap & with lavender in bloom could be mistaken for Provence”*

Home Report valuation	£370,000
Internal floor area	145m <sup>2</sup>
School catchment	Broxburn and St Nicholas Primaries which feed into Broxburn Academy and St Margaret's Academy.
Council tax band	E
Train station	Uphall Station 3 miles, Kirknewton 4.5 miles Livingston North 5 miles

### Extras

All floor coverings, blinds, light fittings and curtains. Also to be left: fridge/freezer, tumble dryer, dishwasher, washing machine and oven/hob.

EER Band is: E



### Dimensions:

#### Ground Floor

Entrance Hall 1.97m x 3.12m  
Living Room: 4.95m x 4.95m  
Kitchen: 4.03m x 3.55m  
Dining Room/Snug: 4.67m x 3.47m  
Bathroom 2.41 x 2.20m

#### First Floor

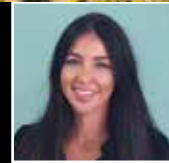
Master Bedroom 5.02m x 3.07m  
Bedroom 2 4.21m x 3.93m  
Bedroom 3 3.65m x 3.44m  
Shower Room 1.52m x 2.32m

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**Kelli Blyth**  
Property Manager

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