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Illieston Castle Steadings, Broxburn, EH52 5PD

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# 10



## Illieston Castle Steadings, Broxburn

Very rarely available, a home within the award-winning Illieston Castle Steadings offers the timeless appeal of a historic stone building conversion, combined with designed-in luxuries of a thoroughly modern country lifestyle.

You are first welcomed into a large, statement entry hall featuring original exposed stone walls. This area opens to the open-plan family dining and lounge room, a very modern layout that gives plenty of room and is light and airy.

The other side of the central entrance hall leads to the kitchen, where the ceiling has been opened to the eaves to create a striking vaulted room. A premium Hacker kitchen, it features integrated appliances, an island bench with wine fridge, ample storage and attractive granite worktop space. There is a further room downstairs with a handy built-in cupboard, currently set up as a guest bedroom. The main bathroom downstairs is fully tiled and features a jacuzzi bath with mood lighting.

A designer bannister in solid oak with brushed metal spindles leads upstairs, where there are three softly carpeted bedrooms, making for characterful and cosy yet spacious retreats.

### *What's special about this house*

- Award-winning historic castle steadying conversion
- Modern, light and spacious open plan living areas
- Living room with wood-burning stove
- Stunning Hacker kitchen with vaulted ceiling and integrated appliances
- Four bedrooms, master with ensuite
- Attractively landscaped including lawn, plantings and courtyard
- Beautiful serene views over the countryside to the iconic Forth bridges
- Parking for several vehicles, plus garage
- Commuting distance to Edinburgh, the airport and the motorway network

















# Location and Amenities

- Edinburgh city centre is 14 miles away, and close proximity to the M8 and M9 motorway networks gives easy access to Glasgow (36 miles) and Stirling (30 miles)
- The nearby town of Broxburn has plenty of local conveniences including restaurants and takeaways
- Mainline rail connections to Edinburgh and Glasgow from Uphall station (3.1 miles)
- National and international flights from Edinburgh Airport – just 5.7 miles away
- Almondell Country Park is on the doorstep, with the River Almond and Union Canal nearby offering excellent walking and cycling trails



## Dimensions

### Ground Floor

|                    |             |
|--------------------|-------------|
| Living/Dining Room | 5.1m x 7.3  |
| Kitchen            | 4.5m x 5.2m |
| Bathroom           | 1.7m x 3.3m |
| Bedroom 3          | 2.7m x 4.0m |
| Hallway            | 3.4m x 5.5m |

### First Floor

|                |             |
|----------------|-------------|
| Master Bedroom | 4.7m x 4.0m |
| Jack and Jill  | 3.1m x 3.2m |
| Bedroom 2      | 4.5m x 3.9m |
| Bedroom 4      | 3.3m x 3.3m |

“Modern country lifestyle in a heart of Scotland  
steading conversion”

|                       |   |
|-----------------------|---|
| Home Report valuation | £450,000                                    |
| Internal floor area   | 167m <sup>2</sup>                           |
| School catchment      | Broxburn Academy<br>Broxburn Primary School |
| EPC Rating            | Band E                                      |
| Council tax band      | Band F                                      |
| Train station         | Uphall Train Station                        |

## Extras

All floor coverings, light fittings, all blinds, integrated oven/hob, dishwasher, washing machine, fridge/freezer, and fridge in garage



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Kirsty Black  
Property Manager

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