



Camps cottage The Camps, Kirknewton, EH27

This elegant two-storey Early Victorian villa offers substantial family accommodation, beautifully blending period charm with modern comforts. Set within generous private grounds, the property also includes a range of outbuildings offering scope for further development—ideal for conversion into a separate dwelling or self-contained annexe, subject to the appropriate consents.

Well suited to a growing family or those seeking a work-from-home lifestyle, the property benefits from ample internal space, outside storage / workshops, and mature gardens that enjoy sunlight throughout the day.

The home is presented in generally good decorative order and features a contemporary kitchen/dining room, oil-fired central heating with a new boiler installed in 2019, and double glazing throughout.

The accommodation comprises:

- Entrance vestibule with charming window seat (with storage beneath), chandelier and an additional storage cupboard housing the Electric fuse box & power socket and burglar alarm
- Welcoming reception hallway featuring a carpeted staircase, original corning, and an elegant balustrade
- Bright and spacious living room with dual-aspect windows (south and west), intricate cornicing and ceiling rose, and a wood-burning stove with timber surround



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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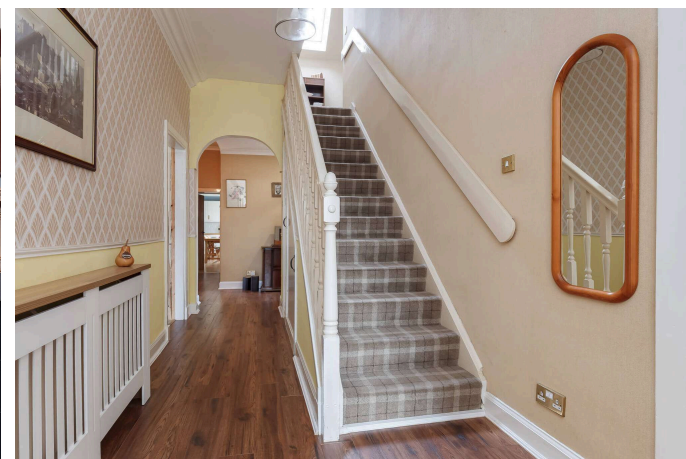


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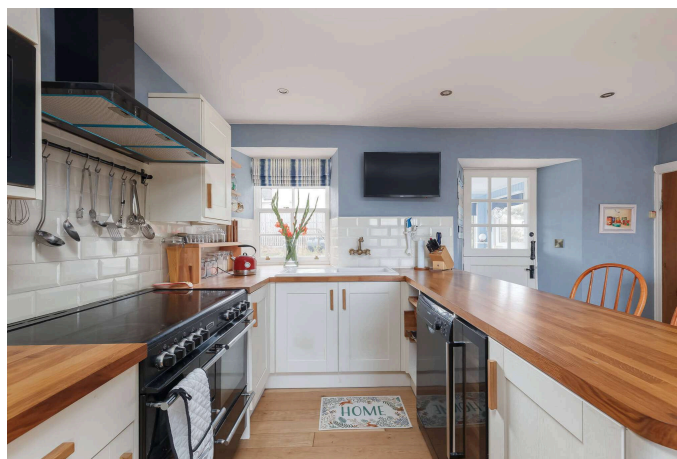
- Stylish and well-appointed kitchen/dining room with matt white Shaker-style units, solid wood worktops, inset sink, and appliances including a range-style electric cooker with extractor hood, microwave, dishwasher, wine fridge, and American-style fridge freezer (included in sale)
- Sunroom to the rear, overlooking the garden-ideal as a quiet retreat or additional living space
- Two generously sized ground-floor bedrooms positioned at the front of the property
- Luxurious family bathroom with a large freestanding bath, separate shower enclosure, WC, bidet and wash basin
- Separate utility room fitted with base units, sink, and a washer/dryer (included in the sale)
- Impressive games room complete with pool table, fridge and bar area (included in the sale)
- Floored attic bunk room, perfect as a hobby room or playroom
- First-floor landing providing access to three further well-proportioned bedrooms and a contemporary shower room. The largest of the bedrooms upstairs has a walk-in wardrobe and fitted storage units
- Additional attic space offering excellent storage

Exterior and Grounds

The property is approached via a tarmac driveway providing off-street parking for multiple vehicles. Surrounding landscaped gardens offer a tranquil setting and benefit from sunlight throughout the day, enhancing the home's appeal for outdoor living and entertaining. The rear of the property is encased in original Victorian Wall.

Location

The property is located in the district of Kirknewton and lies on the south-east edge of East Calder. Both towns are well regarded and are ideal commuter towns which have undergone a transformation in recent years with a lot of upmarket residential development. It is located between Edinburgh and Livingston within West Lothian. Local amenities include two Scotmid stores, Tesco Express, post office/convenience store, cafe, hair stylists, beautician, nursery, takeaways, car wash, library, doctors' surgery, dentist, two lawn bowling greens, a pharmacy, garden centre, butchers, sports centre and the well known Almondell & Calderwood Country Park. From a commuting perspective, the A71 bypasses the town to the south and offers quick access to Edinburgh airport, Livingston, Glasgow and Edinburgh. East Calder is served by a number of bus services including First Scotland East's route x27/x28/x40, which connect the town to Livingston, Bathgate, Edinburgh and the Edinburgh Royal Infirmary.













Kirknewton has a primary school, East Calder has two primary schools, East Calder Primary School and St Paul's RC School and a new primary school has been built in the Calderwood Park. Secondary Schools can be accessed at Balerno High School, West Calder High School, Currie High School, Craigmount High School in Edinburgh and St Margaret's Academy, Livingston.

Extras

The fixed floor coverings, light fittings, blinds, curtains, wall mounted TV in the kitchen, pool table and kitchen appliances are included in the sale.

Council Tax - Band G

DMD SOLICITORS &
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Offers can be submitted in writing, fax or email:

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