

COULTERS[©]

2 ORMISTON FARM STEADINGS

KIRKNEWTON, EH27 8DQ

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within an exclusive steading development just outside Kirknewton, this beautifully presented five-bedroom semi-detached home offers an exceptional balance of rural tranquillity and contemporary family living. With a large south-west facing garden, stylish interiors and thoughtfully designed living space, it's a superb opportunity just a short drive from Edinburgh's western outskirts.

The property forms part of a peaceful and well-maintained courtyard, originally part of the historic Ormiston Hill Estate.

KEY FEATURES



Impressive semi-detached house.



Surrounded by beautiful countryside.



Stunning open plan kitchen/dining and family room.



South-west facing private garden.



Single garage and driveway.



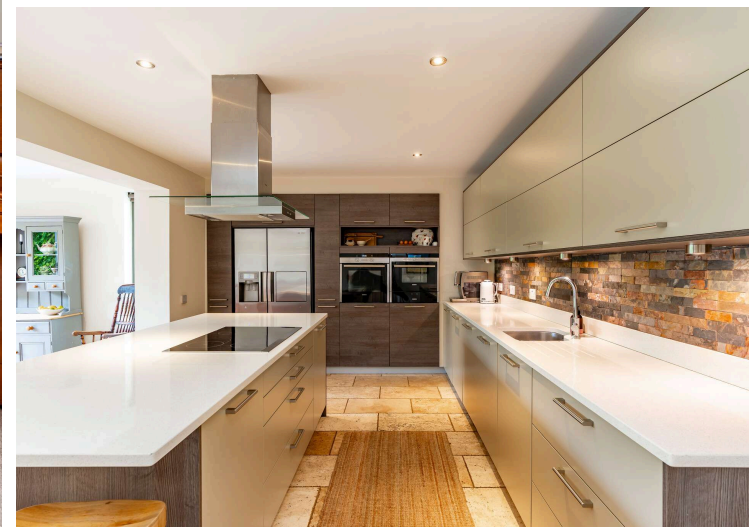
Schools and transport links nearby.



EPC Rating - C

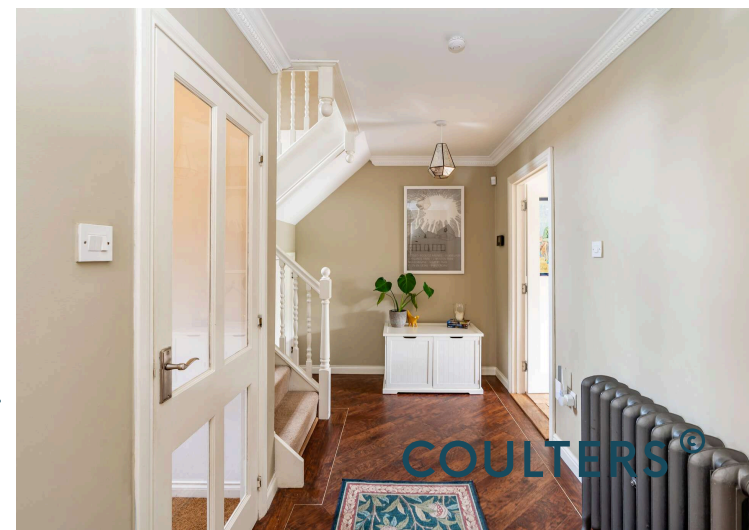


Council Tax Band - G



Converted and developed to a high standard in 2000, the home has been upgraded in recent years - most notably with a newly installed heating system, including a modern boiler and zoned heating controls for each floor.

Internally, the house offers over 198sqm (2,100 sq ft) of accommodation across two floors. A generous entrance hall leads into a bright double-aspect sitting room with a wood-burning stove and pleasant views over the garden. To the rear, a stunning open-plan kitchen, dining and family room serves as the heart of the home. The kitchen is fitted with contemporary cabinetry, quality appliances and a large central island with breakfast bar, while bi-fold doors open directly onto the rear decking — creating a seamless flow between indoor and outdoor living. A log burner and underfloor heating make this a warm and inviting space. A utility room provides further storage and worktop space, along with direct garden access, and a stylish WC completes the ground floor.





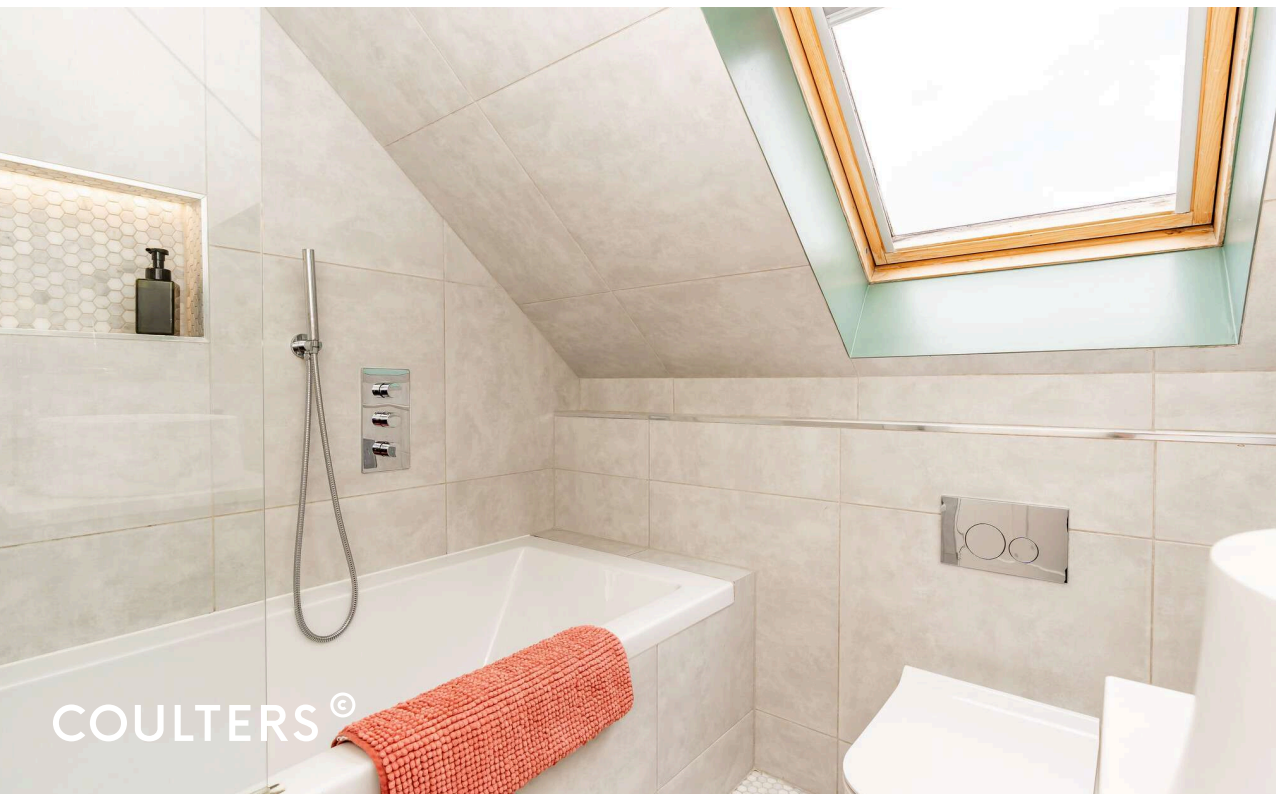
MORE INFORMATION

Upstairs, the principal bedroom enjoys a dual aspect and a luxurious en suite shower room. There are four further double bedrooms and a family bathroom featuring Bagnodesign sanitaryware and Fired Earth tiling. A hatch provides access to a partially floored attic, ideal for storage.

Externally, the home boasts a beautifully maintained south-west facing rear garden with a large decked seating area, lawn, well-stocked borders and a mature plum tree. To the front, a lawned garden with cherry blossom tree adds to the home's kerb appeal. There is a single garage (currently set up as a home gym), driveway and an allocated parking space.

The property is fitted with gas central heating and double glazing.

£200 is paid quarterly to the Ormiston Resident's Association for private road maintenance, septic tank and the communal gardens.





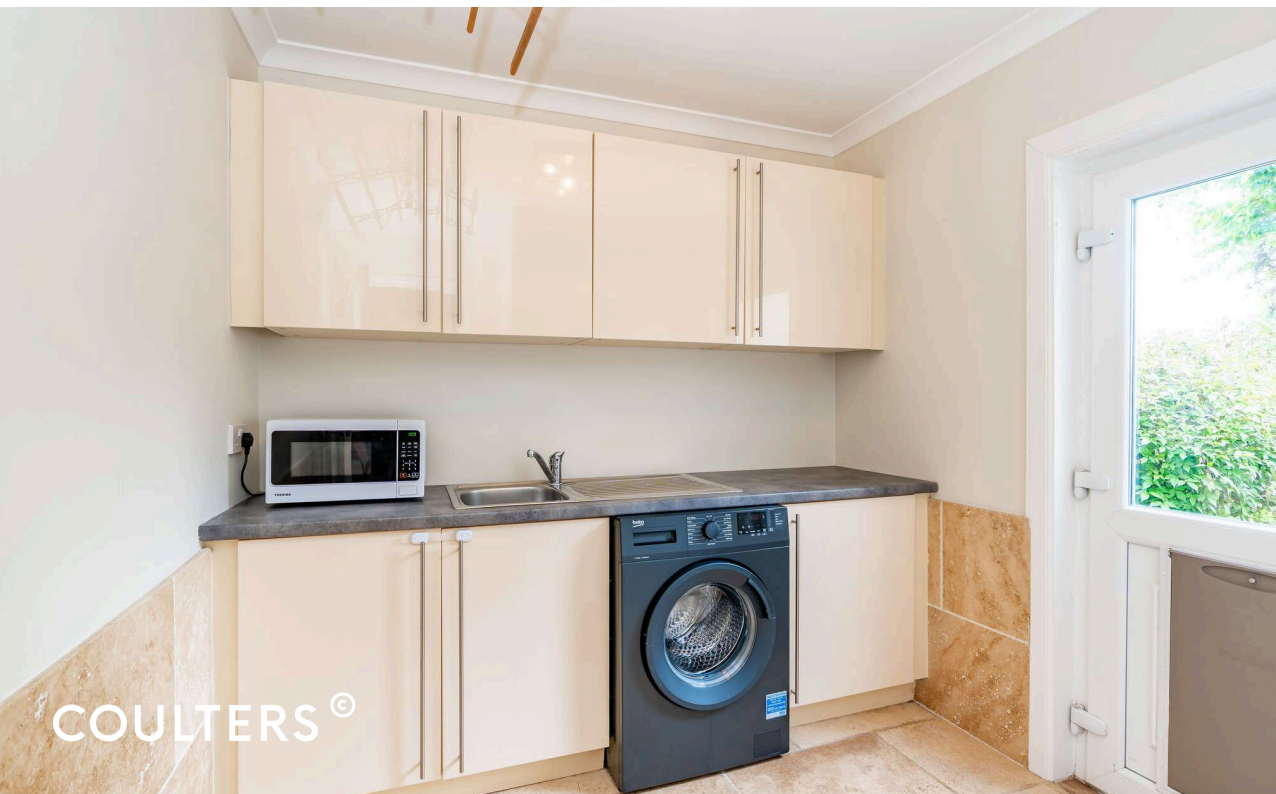




THE LOCAL AREA

Kirknewton is a popular West Lothian village located just over 10 miles west of Edinburgh, offering a peaceful semi-rural setting with excellent connectivity to the capital and beyond. Surrounded by open countryside and farmland, the area is ideal for those seeking a balance between tranquil village living and city convenience.

The village itself has a range of everyday amenities including a local shop, primary school, pharmacy, post office, and community hall. A wider selection of supermarkets, cafés and leisure facilities can be found in nearby Livingston, West Calder and Balerno. For outdoor enthusiasts, the surrounding area offers a variety of scenic walking and cycling routes, golf courses, and access to the Pentland Hills Regional Park.

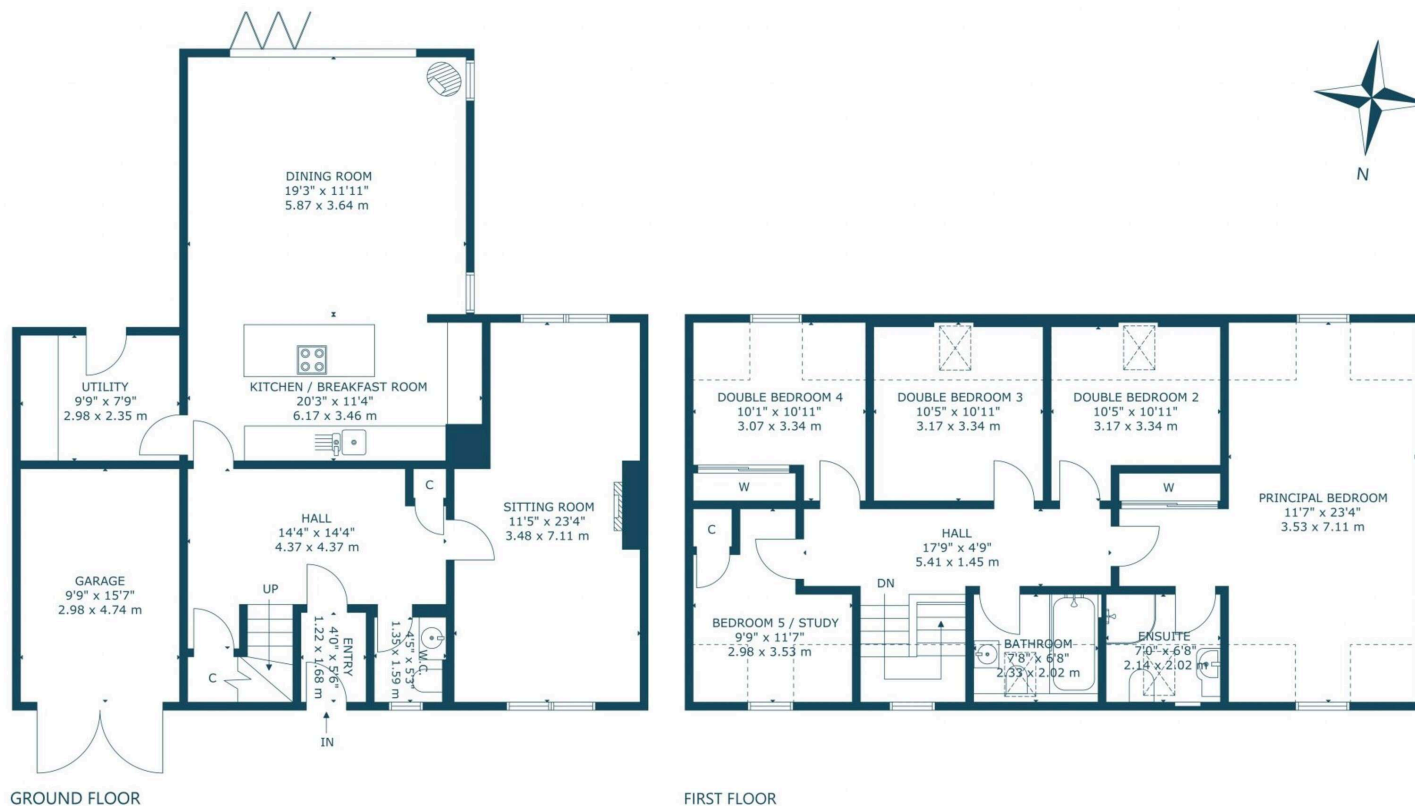


Kirknewton Primary School is a five minute drive away, and the property lies within the catchment for well-regarded Balerno High School. Kirknewton Station provides a direct rail link to Edinburgh Waverley and Glasgow Central, while easy access to the A71, M8 and City Bypass makes commuting by car simple. Edinburgh International Airport is just a 20-minute drive away, making this an ideal location for professionals and families alike.

EXTRAS

All window coverings, light fittings, fitted flooring and white goods are included in the sale price.

HOME REPORT VALUATION: £625,000



2 ORMISTON FARM STEADINGS, KIRKNEWTON, WEST LoTHIAN, EH27 8DQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2,044 SQ FT / 190 SQ M

GARAGE 152 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.