



10a Craiglaw, EH52 6LU

Dechmont -







One of a kind, and truly something special, this outstanding self-built residence is set within the rarely available Dechmont setting, enjoying wonderful views towards Dechmont Hill.

From the moment you arrive, the striking red brick facade and monoblock driveway with parking for multiple vehicles set a commanding first impression. This is a home that has been thoughtfully designed and meticulously executed, with every detail considered and finished to an exceptional standard.

Stepping inside, you are immediately welcomed by a grand entrance hallway that makes an impressive statement, with its generous proportions and mezzanine-style landing enhancing the sense of openness and light. Luxury hardwood flooring flows seamlessly throughout most of the ground floor (excluding the en suite and cloakroom), complemented by air source heating and underfloor heating for year-round comfort, while double glazing throughout enhances both efficiency and warmth. The pantry has been deliberately left unheated, creating a naturally cool environment ideally suited to food storage.

At the heart of the home lies a breathtaking open-plan kitchen, dining, and living space extending across the full rear elevation. Designed for both refined daily living and sophisticated entertaining, this space delivers exceptional scale and presence. A central marble-effect island forms a striking focal point, complemented by a range-style cooker, bespoke shelving, and a walk-in pantry, thoughtfully designed to maintain optimal storage conditions.

A wood-burning stove introduces warmth and texture, while expansive glazing and bi-fold doors flood the interior with natural light and open directly onto the rear garden, creating a seamless connection between inside and out.

Adjacent to the main living space, a beautifully appointed utility and laundry room provides both practicality and discretion, with direct access to the integral garage, complete with electric roller door, power, and lighting. A further external door leads directly to the garden, enhancing everyday functionality.

The ground floor cloakroom is finished with bold dark tiling, statement wallpaper, and refined detailing, delivering a space that feels both contemporary and considered. Completing the ground floor is the exceptional principal bedroom suite, a calm and elegant retreat featuring fitted wardrobes and space for free-standing furniture. The en suite is finished to a luxurious standard, with deep blue metro tiling, a floating vanity unit, walk-in shower, and copper accents, creating a boutique hotel-inspired feel.

Upstairs, the mezzanine landing overlooks the entrance hallway below, reinforcing the architectural quality and openness of the home. This level continues the sense of refinement with three beautifully finished double bedrooms. Each has been individually styled, with bedrooms two and three benefitting from fitted wardrobes, while bedroom four is particularly striking, enjoying floor-to-ceiling glazing and additional side windows that frame breathtaking views across Dechmont.

The family bathroom completes the upper level and is designed as a true relaxation space, featuring a free-standing bath, separate shower enclosure, floating wash hand basin, and WC, all set against fully tiled walls and flooring for a calm, spa-like atmosphere.

Externally, the home continues to impress. The rear garden has been carefully designed for both entertaining and relaxation, with a paved terrace, feature gazebo, and low-maintenance chipped areas providing year-round usability. A garden shed offers additional storage, while the overall space lends itself perfectly to outdoor dining, summer evenings, and relaxed gatherings.

A truly exceptional residence where architectural design, craftsmanship, and setting combine effortlessly. Rarely does a home of this calibre, in such a sought-after Dechmont location, become available.

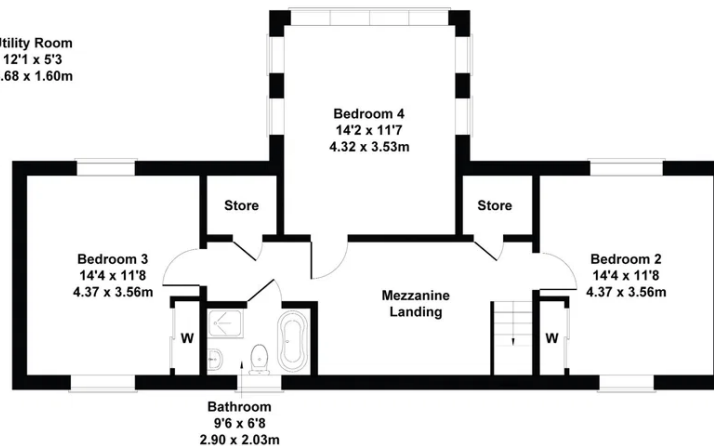
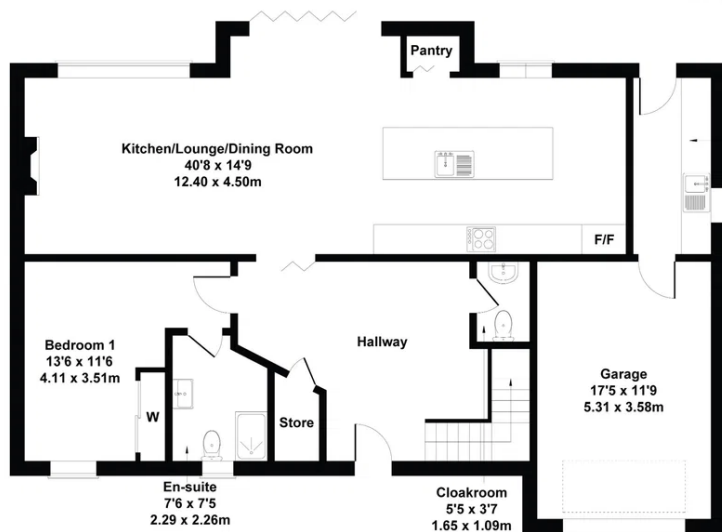
Extras: floor covering, blinds, shutters in bedroom 4, light fittings, free-standing range cooker, fridge/freezer, washing machine, dryer, integrated dishwasher, pergola and the wood burning stove.

Negotiable items: sofa in the lounge, furniture in bedroom 4, furniture in bedroom 1 (excluding the bed), bed in bedroom 2 and unit in ground floor hallway.



10A Craiglaw, Dechmont,

Approximate Gross Internal Area
2037 sq ft - 189 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

