

6 LAWFIELD STEADING

BY EDGEHEAD, MID LOTHIAN, EH22 5TE



CULLERTON'S

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Property Name

6 Lawfield Steading

Location

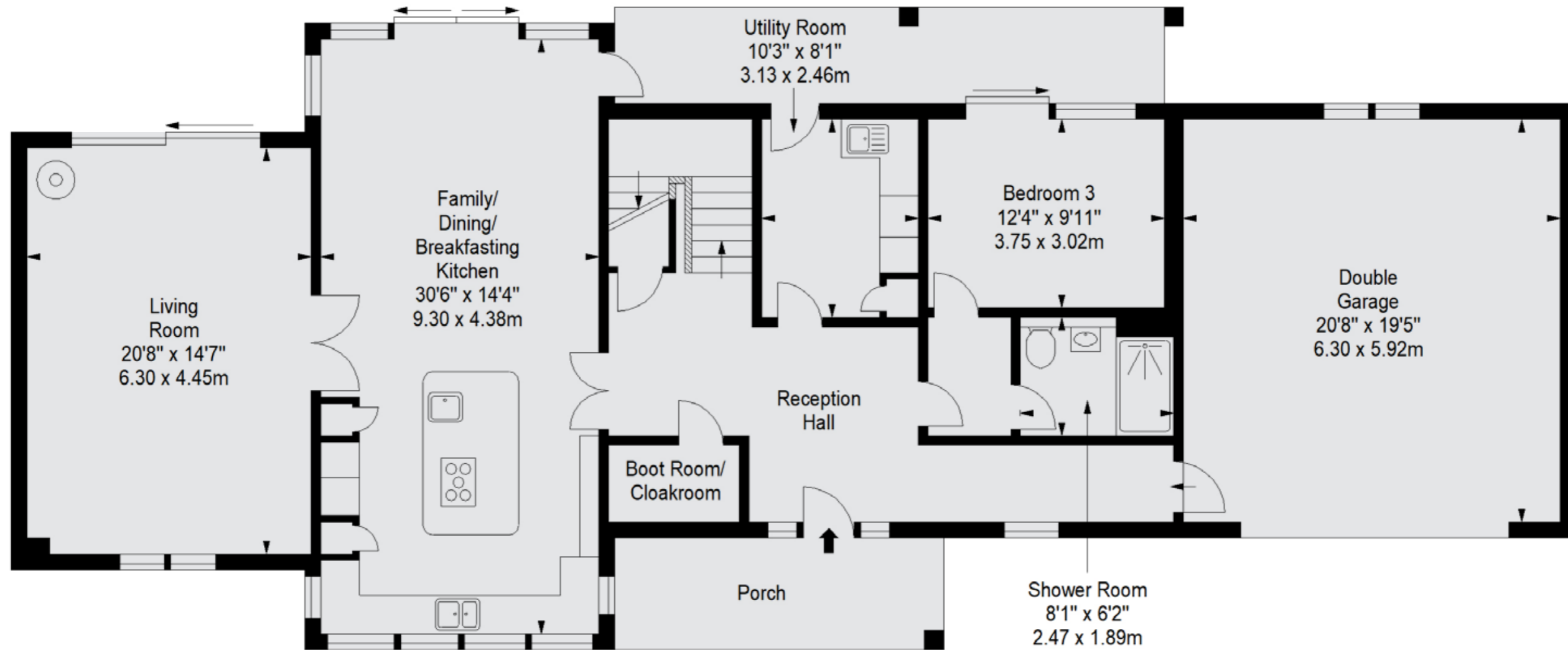
Midlothian, EH22 5TG

Approximate total area:

307.3 sq. metres (3307.8 sq. feet)

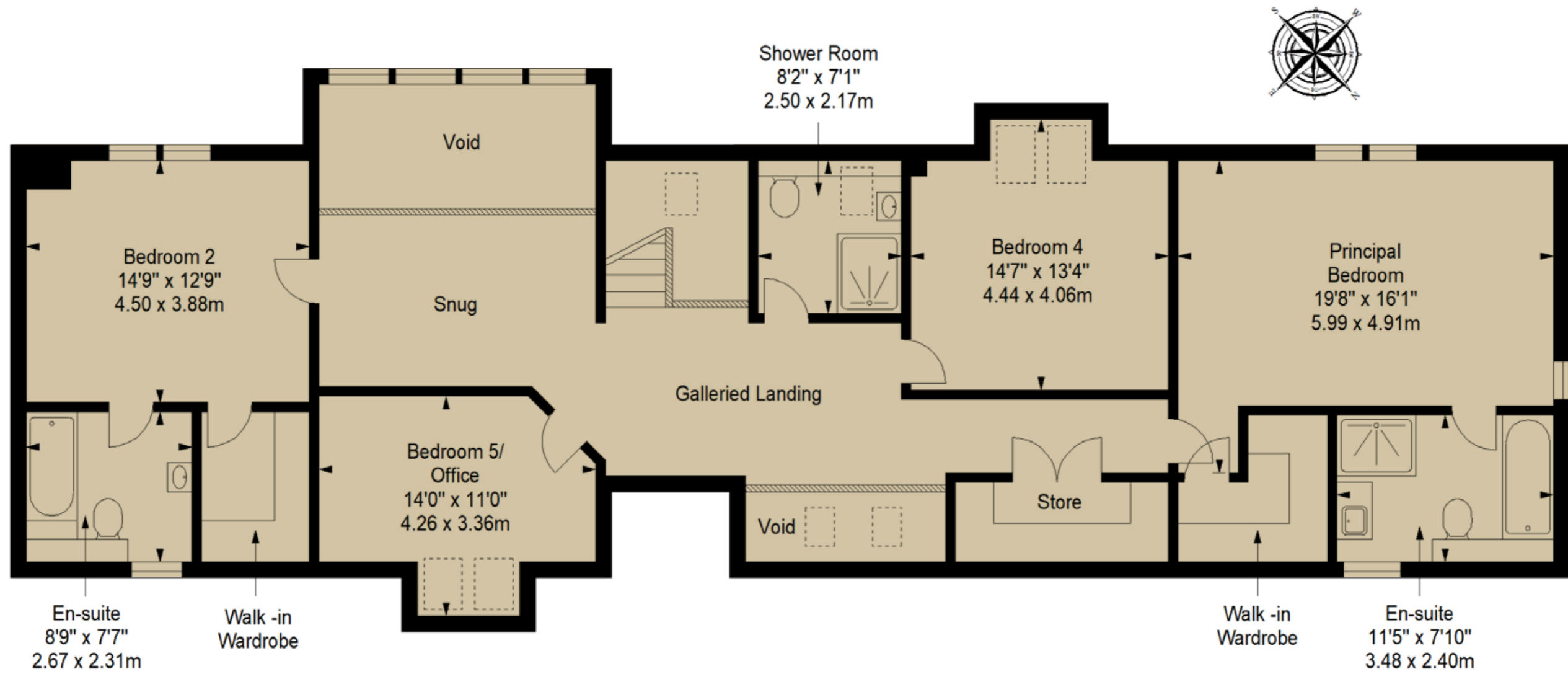


- Ground Floor





■ - First Floor





THE LAWFIELD DEVELOPMENT

Where rural character meets contemporary living

6 Lawfield Steading is an impressive double-storey detached home, showcasing an architectural interpretation of contemporary rural living, designed around natural light and breath-taking views. This exceptional home offers five double bedrooms, four bathrooms, two reception rooms, supplemented by an upstairs snug, as well

as extensive private parking, including an integral double garage and beautifully landscaped private gardens. Throughout the 3,300+ sq ft property, quality craftsmanship and state-of-the-art eco credentials are consistently on display.





Set within an exclusive hilltop enclave, 6 Lawfield Steading forms part of a collection of stone steadings and architecturally sympathetic yet striking modern homes.

GENERAL FEATURES

Impressive and modern double-storey detached house
Skilful blend of contemporary and traditional materials
Set in a small and exclusive hilltop development
Spectacular, unrivalled views all the way to the Pentland Hills
Quality countryside living only 30-minutes from the city centre
Outstanding eco-credentials designed for modern living
Home Report value - £950,000 | EPC Rating - B

ACCOMMODATION FEATURES

Delightful reception hallway with discreet storage
Open-plan kitchen, family and dining room with garden access
Formal sitting room with woodburner and garden access
Upstairs snug with incredible views
Utility/boot room with garden access
Principal bedroom with en-suite and walk-in wardrobe
Second bedroom with en-suite and walk-in wardrobe
Two further double bedrooms on the first floor
Flexible ground floor bedroom with garden access
Elegant shower rooms on the ground and first floors
Extensive storage throughout the house

EXTERNAL FEATURES

Wrap-around private gardens with patios and seating areas
Summerhouse, plus sitooterie with pizza oven
Extensive private drive for up to 11 vehicles, leading to:
Double integrated garage with electric doors

A welcome arrival

AT HOME

A large gravelled drive leads to a sheltered entrance, where the warm sandstone exterior, wood cladding and the contemporary Scandinavian front door, offer the first glimpse of the quality materials of the house. Stepping inside, the sense of space and light is immediate. A generous reception hall opens out ahead, where double-height elements, expansive glazing and carefully positioned rooflights draw daylight deep into the home. The quality of the interior materials is immediately apparent. From underfloor-heated Italian floor tiles flowing seamlessly across the ground floor, to oak doors and a beautifully crafted oak and glazed balustrade, balancing the clean architectural lines. A deep cupboard provides discreet space for use as a cloakroom, boot room or additional storage.

THE HEART

of the home





A SPACE TO COOK,
entertain and unwind

At the centre of the house lies an expansive open-plan kitchen, dining and family room, designed for everyday living and hosting in equal measure. The space unfolds naturally from one area to the next: the

kitchen anchors the room, while the dining and seating areas extend towards the garden, creating a seamless flow between cooking, entertaining and relaxation.



*Dekton
worktops
wrap around
a generous
central island*



The elegant kitchen, designed and installed by Riddle & Coghill, features contemporary Next125 cabinetry in a neutral palette, allowing the quality of materials and craftsmanship to take precedence. Dekton worktops wrap around a generous central island, equally suited to informal dining, morning coffee or evening conversation. A full suite of Siemens appliances has been seamlessly integrated, including twin eye-level ovens (one combining microwave and grill functionality), alongside an induction hob, dishwasher, full-height fridge, additional fridge freezer and a concealed extractor - all Wi-Fi enabled, allowing for intuitive, connected living. An instant boiling Quooker tap offers everyday convenience, while pop-up sockets are discreetly integrated within the worktops. A Caple dual-zone wine cooler provides dedicated storage for both red and white wines.

Supplementing the kitchen is a discreet utility room, accessed either from the hall or directly from the garden. Here, bespoke cabinetry provides additional storage alongside space for two raised Siemens washer-dryers, both included in the sale.



Beyond the kitchen, the seating area offers a more relaxed setting and flows effortlessly into the dining space. Light is a defining feature of this room, with a striking double-height volume above the dining area drawing the eye upward, while a full wall of glazing and sliding doors opens directly onto the garden, allowing the landscape and garden to become part of the room.





SITTING ROOM

— *an intimate retreat*

Set just off the main living space, the sitting room offers a natural extension of the home while introducing a more intimate atmosphere. Glazed double doors connect it seamlessly to the kitchen and family area, allowing the space to remain open and sociable when desired, or closed off for a quieter, more private setting. Spanning the full depth of the house, the room benefits from a dual-aspect orientation, with natural light drawn in from

both sides. A south-west-facing aspect ensures it is bathed in afternoon and evening sunlight, enhancing the sense of warmth throughout the day. A contemporary HWAM wood-burning stove forms a natural focal point, bringing additional comfort during the winter months. Sliding glazed doors open directly onto the patio and sunny garden beyond, allowing the room to extend effortlessly outdoors in the warmer seasons.



*Elevated views and
quiet retreat*

THE GALLERY SNUG

Positioned off the upper gallery landing, the snug offers a calm and considered retreat within the home. The outlook from here is exceptional, framed by expansive glazing. The space lends itself naturally to quieter moments, whether as a seating area, reading corner or a place to enjoy the surrounding landscape. Its elevated position creates privacy without losing its connection to the reception room below.

BRIGHT & SPACIOUS

A carpeted staircase, lit from above by a rooflight, leads to the upper level, where the sense of space continues. At its head, a wide gallery landing creates an immediate impression of light and openness.

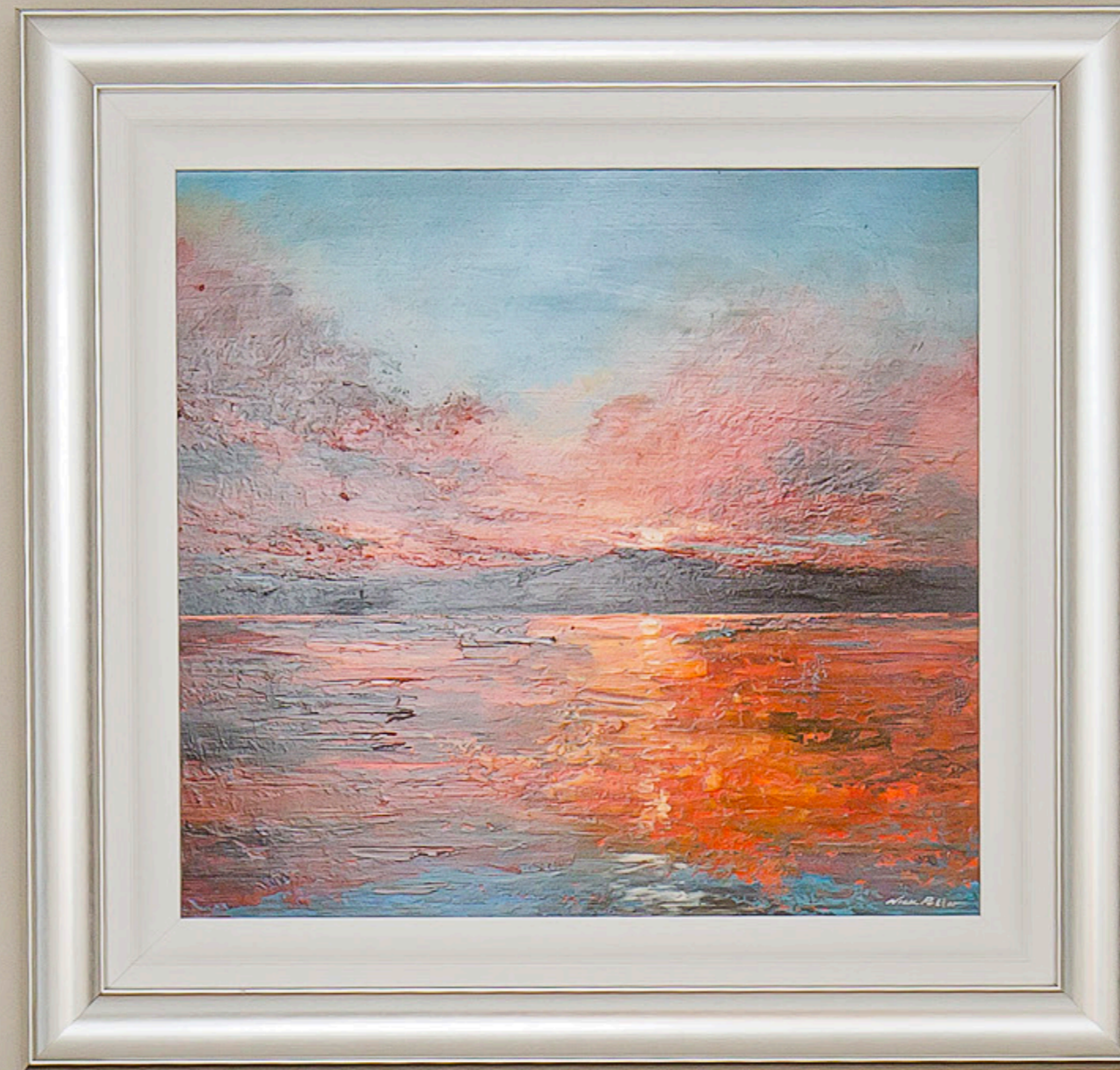
Generous in scale, it offers space for occasional furniture while maintaining a visual connection to the rooms below. Glazed balustrading and rooflights enhance the brightness, with the landing leading to the four bedrooms, bathrooms and the gallery snug. A large walk-in store cupboard provides deep and versatile storage, neatly integrated into the layout.



Five double BEDROOMS

The house offers five well-proportioned double bedrooms, providing a high degree of flexibility for modern living. One bedroom, together with a neighbouring shower room, is positioned on the ground floor, making it particularly well suited for guests or those seeking more accessible accommodation.

The remaining four bedrooms are arranged on the upper level, each enjoying a sense of light and space.



The ground floor bedroom flexible with
GARDEN ACCESS



Positioned on the ground floor, this versatile double bedroom offers a privacy and independence. Sliding glazed doors draw in natural light and open directly onto the patio and garden, creating an immediate connection to the outdoors. This enhances its flexibility, whether used as a guest bedroom or adapted as a teenage den, family snug or home office. A small inner hall provides a subtle separation between the bedroom and its neighbouring shower room, forming a practical semi-en-suite arrangement. The shower room is finished in a clean contemporary style, with large-format tiling, a walk-in shower, wall-mounted WC and a sleek vanity unit.

Positioned at the far end of the upper landing, the principal bedroom enjoys a sense of privacy and tranquility.

This generously proportioned double-aspect room is filled with natural light throughout the day, with views extending across the surrounding countryside. Its scale allows for a variety of furniture arrangements, while the soft, neutral palette and carpeting enhance the restful atmosphere.

A walk-in wardrobe provides dedicated storage, keeping the room uncluttered and refined. The contemporary en-suite is finished to a high standard as a four-piece bathroom, balancing both practicality and comfort. It comprises a full-sized bath set beneath the eaves, a separate walk-in shower with glass enclosure, a wall-mounted WC, and a floating vanity unit with integrated basin and illuminated mirror above.

THE PRINCIPAL SUITE

a private and restful retreat



LUXURIOUS

principale en-suite



THE SECOND BEDROOM

*a generous and
well-appointed
suite*



Bedroom two is a calm and well-proportioned double room, thoughtfully arranged to offer both comfort and versatility. Natural light fills the space, while neutral carpeting and soft tones enhance its relaxed feel. The room comfortably accommodates a full range of furniture, with additional space for a desk or seating area. A walk-in wardrobe provides excellent storage, maintaining a clean and uncluttered finish.

The en-suite is styled in a contemporary manner, comprising a bath with rainfall shower over, a wall-mounted WC and a sleek vanity unit with integrated basin. Neutral tiling and clean lines create a cohesive, understated finish.





THE REMAINING BEDROOMS AND SHOWER ROOM

The two remaining double bedrooms are positioned on the first floor and accessed from the galleried landing. Both are well proportioned and benefit from the same sense of light and calm found throughout the home.

They share a first-floor shower room, finished to the same high standard as the other bathrooms, complete with a generous walk-in shower.



Intelligently DESIGNED FOR MODERN LIVING



While the original specification was already strong, the current owners have made further enhancements to improve performance and efficiency, resulting in a highly sustainable and exceptionally well-insulated home. An air source heat pump powers both the underfloor heating across five zones on the ground floor and radiators on the first floor, with underfloor heating also extending to the upstairs bathrooms. Solar panels, a Tesla power wall battery, and an electric vehicle charging point further support energy-efficient living. High-performance NorDan double-glazed windows

and doors are installed throughout, complemented by bespoke fitted blinds with both blackout and shade options, enhancing comfort and thermal control. Additional insulation has also been introduced across the property. Carefully positioned glazing maximises natural light and solar gain, particularly during the winter months. The result is a home that feels consistently warm, light and comfortable, while maintaining impressively low running costs.



beautifully arranged for
OUTDOOR LIVING



Multiple seating areas, thoughtfully arranged for entertaining

A generous gravelled driveway provides extensive private parking and creates an immediate sense of arrival, while also leading to the integral double garage with automated doors. Internally, the garage connects directly to the reception hall, adding a practical everyday convenience.

Externally, the house sits beautifully within its plot, with gardens wrapping around the property and reinforcing its sense of space, privacy and connection to the surrounding landscape. The rear elevation is particularly striking, where stone and dark cladding combine with expansive glazing to create a bold yet sympathetic architectural presence.

The gardens are beautifully maintained, with a variety of established plants, shrubs and well-tended borders framing a broad sweep of lawn. A south-west-facing orientation ensures the garden enjoys excellent sunlight throughout the day, making it ideal for outdoor living. Pheasants and a variety of bird species also enjoy the garden grounds.

Multiple seating areas have been thoughtfully arranged to suit both entertaining and quieter moments. A spacious paved patio extends directly from the house, while a charming sitooterie with pizza oven creates a more informal gathering space. A large summer house provides sheltered indoor seating, adding further flexibility throughout the seasons.

Covered porch sections at the entrance, utility room and ground floor bedroom offer additional protection from the elements, while exterior lighting enhances the evenings outdoors.

Extras: The sale includes all integrated appliances, bespoke fitted blinds (blackout and shade), curtains, light fittings, and the two Siemens washer-dryers.



THE HISTORY OF THE CONSERVATION VILLAGE OF EDGEHEAD, MIDLOTHIAN

On the Roman route from York to Cramond



Painting by C. Robertson, currently displayed in the home. The original view from the current location of the houses.



Earl of Stair, John Dalrymple, original landowner in Edgehead

Set within the Midlothian countryside, just beyond Edinburgh, the village of Edgehead has evolved slowly, guided by the road that runs through it. That road follows the line of Dere Street, the Roman route linking York to Cramond. Nearly two thousand years on, it still defines the village. Edgehead is shaped by this ancient Roman road, its linear shape unchanged over centuries. In its earliest form, Edgehead was a small cluster of farms within a wider estate landscape, closely tied to Oxenfoord and the influence of the Earls of Stair. As improving landlords, they brought a structured approach to land use, shaping fields, routes and buildings, most of it still visible today.

By the eighteenth century, the village had taken on a clearer identity, with agricultural life at its core. The rare and historically significant Old Windmill, which is still standing today, reflects this period when everything here was tied to the land and agriculture. The nineteenth century introduced industry. With the opening of Edgehead Colliery, the village grew into a small working community. Cottages were built, shops and a school followed, and daily life centred around the mine. Even then, Edgehead remained modest in scale, held closely within its rural setting. When the colliery closed in the mid-twentieth century, the village did not expand or redevelop and remained largely unchanged.

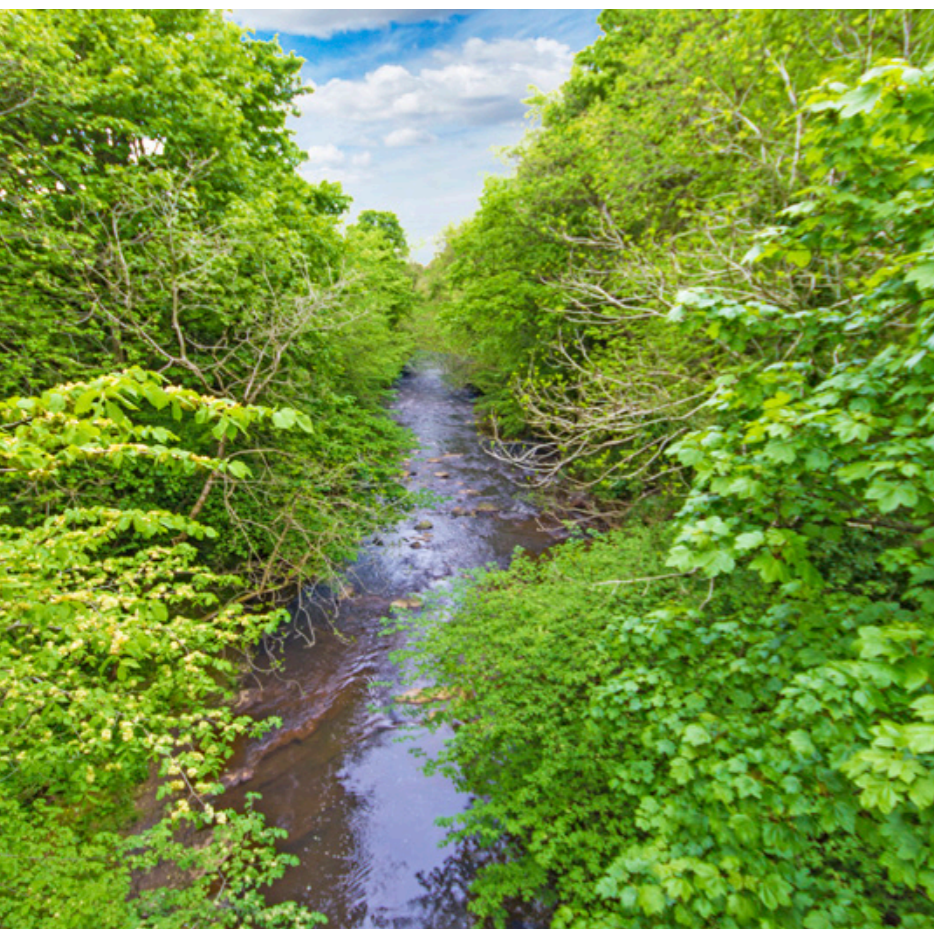
Today, the village itself is a designated conservation area, retaining its historic charm, reflected in the agricultural buildings, cottages and winding roads through unspoilt countryside. This is what draws people here - a sense of authentic country living, yet only half an hour away from the bustling capital city of Edinburgh.

EDGEHEAD

Midlothian

Edgehead offers peaceful countryside living within easy reach of Edinburgh. Set within open Midlothian landscape, the area enjoys wide views across rolling farmland towards the Pentland Hills and the Scottish Borders, while remaining around 30 minutes from the heart of the city centre.

The setting is quiet and rural, with walking routes and open space in every direction. It is an area for nature and outdoor lovers, whether that is a short walk from the doorstep, where pheasants, deer and birdlife are regularly seen, or longer routes through nearby estates and country parks.



Despite its rural feel, connectivity is strong. The A68 runs close by, linking directly to Edinburgh and the wider road network, while the city bypass provides access to the airport and central Scotland. A regular number 3 bus service operates nearby, offering a direct route into the city centre. For rail travel, Eskbank and Shawfair stations on the Borders Railway provide swift connections into Edinburgh Waverley.

Everyday amenities are conveniently close at hand, with a range of local services available in the surrounding villages. Fordel petrol station offers both fuel and a well-stocked grocery shop, while a Sainsbury's Local near the Dalkeith campus provides further convenience. Nearby, Bosco Dental Practice sits alongside, and Pathhead offers additional essentials including a medical centre with pharmacy and a popular local bakery.

A wider range of shops, supermarkets and services can be found in Dalkeith, just a short drive away. Set between the two branches of the River Esk, the town combines a traditional centre with practical day-to-day amenities, further enhanced by excellent transport links into Edinburgh.

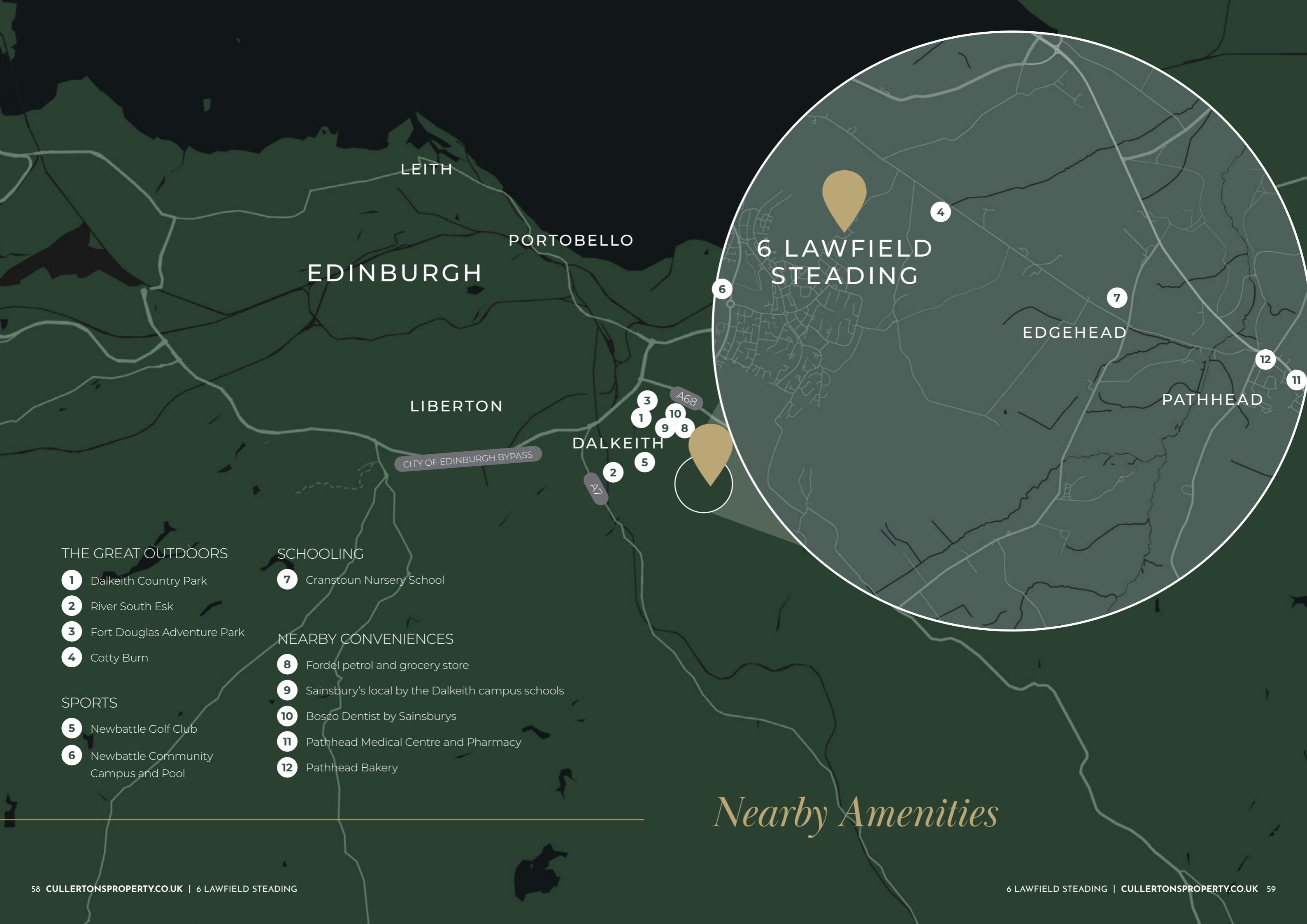
Leisure opportunities are extensive, with a number of well-regarded golf courses nearby, including Newbattle, Kings Acre and Broomieknowe, as well as easy access to East Lothian's renowned golf coast. There are also local tennis facilities, equestrian centres at Oxenfoord and Lasswade, and the Pentland Hills within easy reach for walking, cycling and outdoor pursuits. The Midlothian Snowsports Centre at Hillend adds a further year-round option.

Dalkeith Country Park is a key local attraction, offering extensive green space alongside Restoration Yard, where café, retail and wellness are brought together in a thoughtfully designed setting. Fort Douglas, the woodland adventure park, is particularly popular with families. Vogrie Country Park is also nearby, with over 11 miles of waymarked paths through woodland and the Tyne Valley, alongside picnic areas, playgrounds and a weekly Parkrun.

For families, schooling is well provided for. Tynewater Primary School in nearby Pathhead is well regarded, while early years provision includes Cranstoun Nursery in Edgehead itself. Secondary education is catered for by Edinburgh's outstanding range of independent schools.

What sets Edgehead apart is its scale and setting. It remains a small, established village, without the density or pace of larger commuter locations. With immediate access to open countryside, strong transport links when required, and a good range of everyday amenities nearby, it offers an ideal balance of rural living and city accessibility.





LEITH
PORTOBELLO
EDINBURGH

LIBERTON
CITY OF EDINBURGH BYPASS

DALKEITH
A68

6 LAWFIELD STEADING

EDGEHEAD

PATHHEAD

THE GREAT OUTDOORS

- 1 Dalkeith Country Park
- 2 River South Esk
- 3 Fort Douglas Adventure Park
- 4 Cotty Burn

SPORTS

- 5 Newbattle Golf Club
- 6 Newbattle Community Campus and Pool

SCHOOLING

- 7 Cranstoun Nursery School

NEARBY CONVENIENCES

- 8 Fordel petrol and grocery store
- 9 Sainsbury's local by the Dalkeith campus schools
- 10 Bosco Dentist by Sainsburys
- 11 Pathhead Medical Centre and Pharmacy
- 12 Pathhead Bakery

Nearby Amenities

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach.

Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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