

INVEROE

STEADINGS

EIGHT DETACHED HOUSES · WEST LOTHIAN

INVEROE STEADINGS

INTRODUCING INVEROE STEADINGS

Inveroe Steadings comprises just eight detached family homes overlooking open countryside. Combining generous accommodation, high-quality specification and excellent connectivity, the development offers a rare opportunity to enjoy rural surroundings without compromising access to Edinburgh.





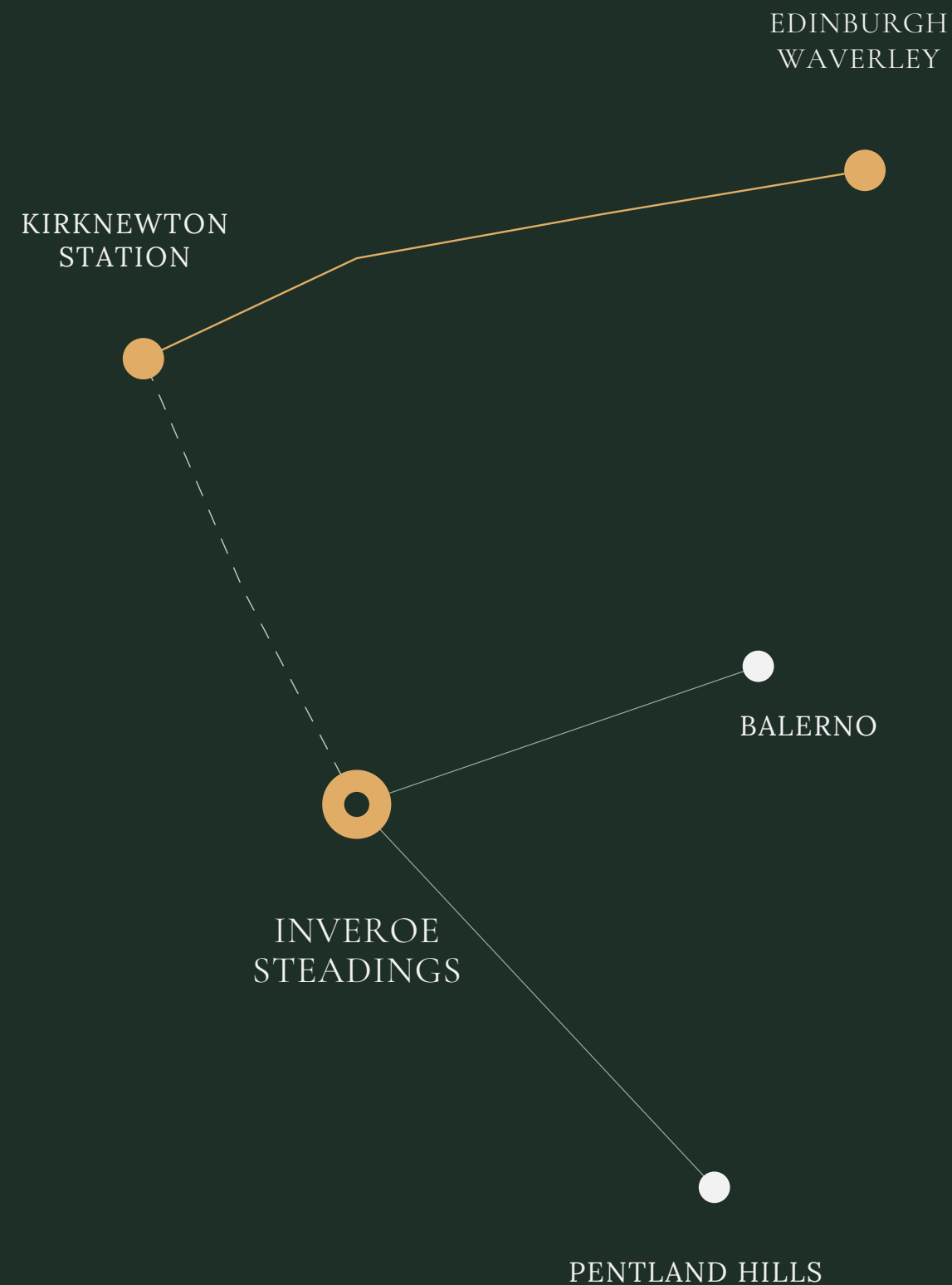


LOCATION

Positioned on the edge of the Pentland Hills, Inveroe Steadings offers a rare combination of countryside living and city convenience. Surrounded by open farmland and mature woodland, the development enjoys a private setting that feels distinctly rural, while remaining close to the amenities and attractions of Edinburgh.

Residents benefit from direct access to some of Scotland's finest walking, cycling and outdoor pursuits, with the Pentland Hills Regional Park and its network of trails, reservoirs and open landscapes quite literally on the doorstep. Well-regarded schools, local amenities and nearby villages further enhance the appeal of this exceptional location.

INVEROE / CONNECTIONS



SCHEMATIC / NOT TO SCALE

THE CONNECTION

Inveroe Steadings is exceptionally well connected. Kirknewton Station is just a short drive away, providing regular services to Edinburgh Waverley, while the City Bypass, motorway network and Edinburgh Airport are all easily accessible. Residents can enjoy the benefits of rural living without sacrificing convenience for work, education or travel.

5 MINS
To Kirknewton Town & Station and Balerno

25 MINS
Average rail journey to Edinburgh Waverley

15 MINS
To Edinburgh City Bypass

20 MINS
To Edinburgh Airport

Travel times vary. Rail average: ScotRail.

THE STEADINGS

Eight houses.
One private
setting.

Comprising just eight detached homes, Inveroe Steadings has been thoughtfully planned to create a private and peaceful residential setting. Securely gated and surrounded by open countryside, the development combines generous space with a remarkable rural setting.





THE ARCHITECTURE

House Type 01.

3,443 sq ft

5 bedrooms · all en suite

PLOTS 01 · 02 · 03 · 04 · 06 · 08

Byrehope · Allermuir · East Kip
Castlelaw · West Kip · Hare Hill



THE ARCHITECTURE

House Type 02.

3,606 sq ft

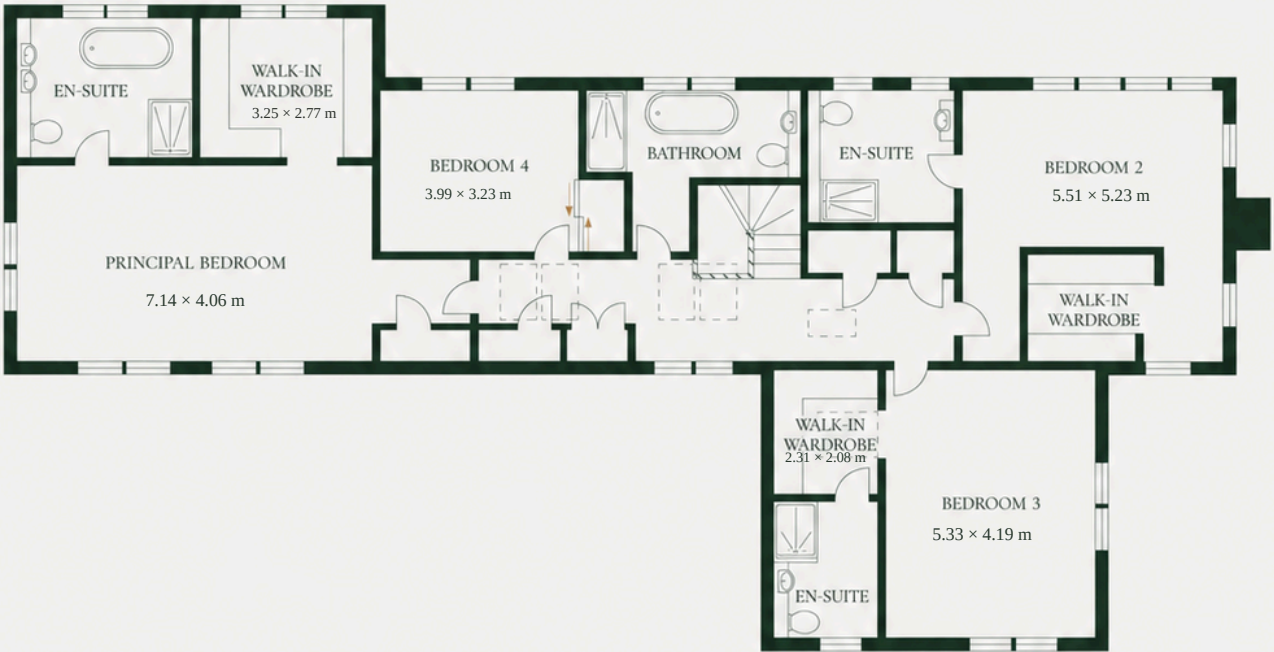
5/6 bedrooms · all en suite

PLOTS 05 · 07

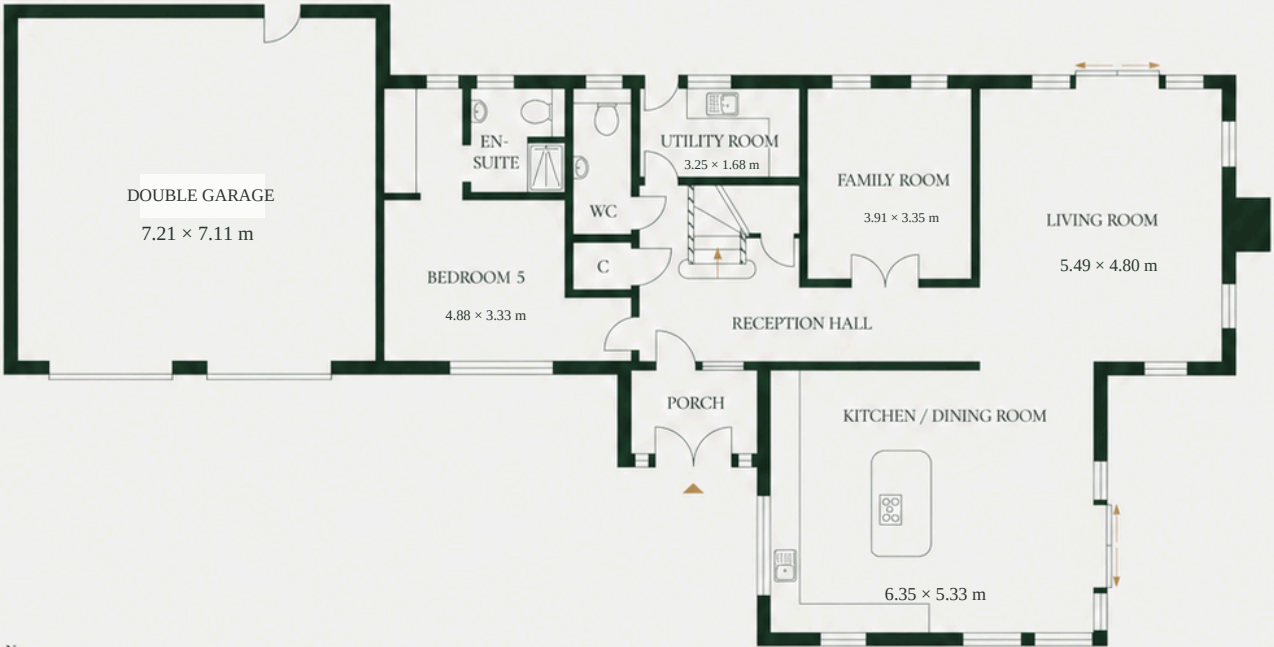
Inveroe House · Craigengar

Floor Plan Type I

FIRST FLOOR



GROUND FLOOR



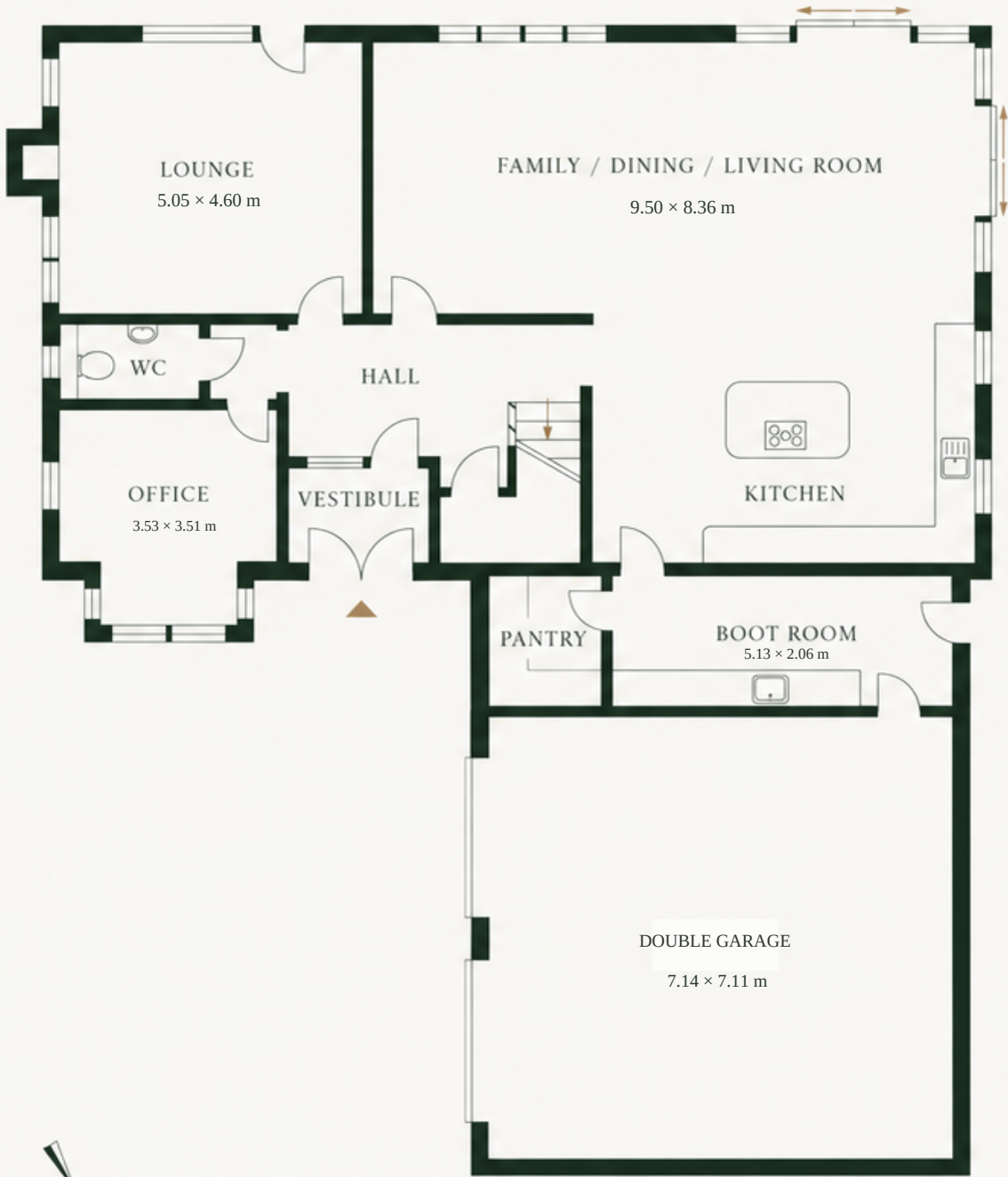
TOTAL AREA

319.85 m² / 3,443 sq ft EXCL. GARAGE

GARAGE 51.47 m² / 554 sq ft

Floor Plan Type 2

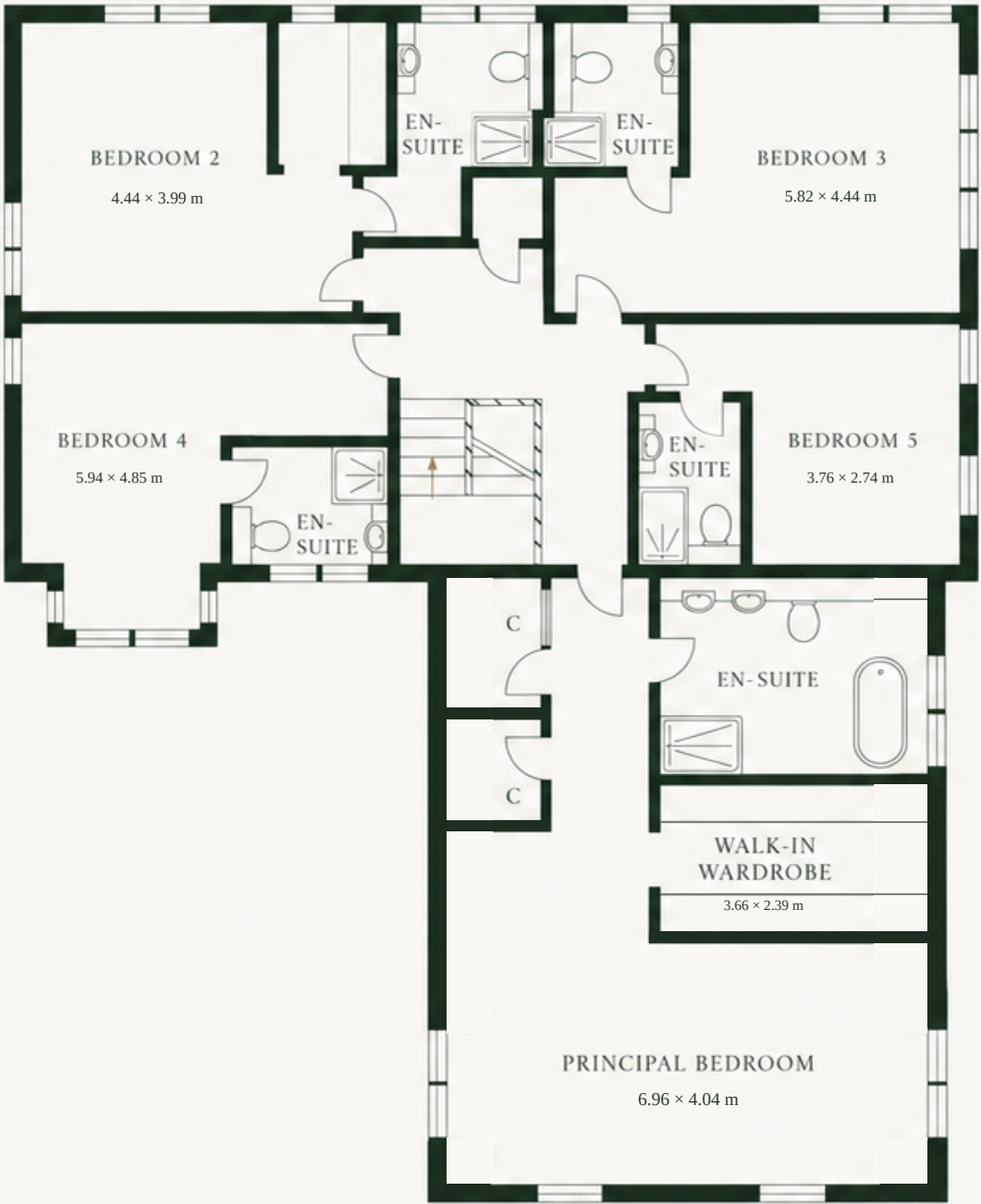
GROUND FLOOR



TOTAL AREA

335.00 m² / 3,606 sq ft
GARAGE 50.44 m² / 543 sq ft

FIRST FLOOR



THE INTERIORS

Thoughtfully designed interiors combine spacious accommodation with abundant natural light. Expansive windows frame views across the surrounding landscape, creating bright and welcoming living spaces throughout.





THE KITCHEN

At the centre of each home, the kitchen and dining space has been carefully designed to bring people together. Opening directly onto private terraces and gardens, the layout creates an effortless connection between indoor and outdoor living.



A ROOM WITH A VIEW

Expansive windows, generous proportions and carefully positioned rooms capture natural light and views, creating bright interiors with a strong connection to the landscape beyond.

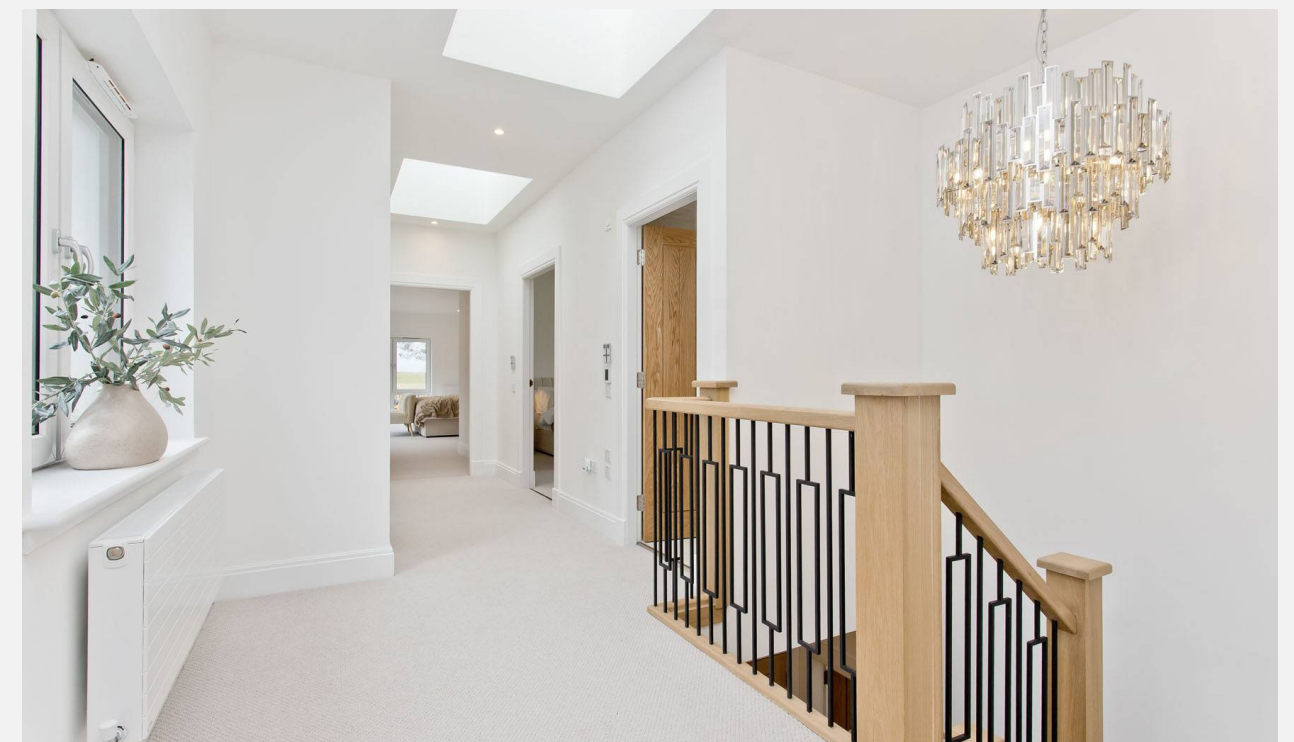


THE INTERIORS

Each home has been designed with a clear focus on space, light and flow, from the welcoming entrance hall through to the principal living areas. Well-proportioned rooms and carefully considered layouts create homes that feel spacious, practical and refined, offering a seamless balance between everyday living and entertaining.



GROUND-FLOOR HALL



FIRST-FLOOR LANDING



PRIVATE ROOMS

Positioned to make the most of natural light and countryside views, the private accommodation offers a peaceful environment in which to relax and recharge. Spacious bedrooms and elegant bathrooms combine comfort, quality and understated luxury.



PERFORMANCE

B

Energy Efficiency Rating

Current ratings: 82-84

A

Environmental Impact (CO₂) Rating

Current ratings: 96-97

Based on the supplied certificates for plots 1-8. Ratings vary by home.

DESIGNED FOR EVERYDAY COMFORT

- Air source heat pump, radiators, electric
- High performance triple glazed windows
- Time and temperature zone control
- Excellent lighting efficiency
- 3-phase connection for EV charging in all garages



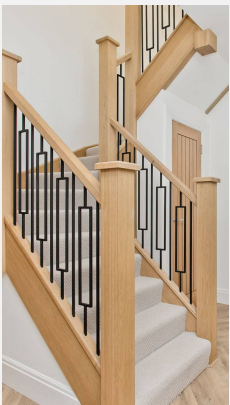
SELECTED SPECIFICATION

KITCHEN

Nobilie German Kitchen
Cosentino Silestone Ethereal Glow
Solid Worktops
Compact oven with microwave - CM978GNB1B
2 x Oven - HB978GNB1B
Venting Hob Cooktop - ED811BS16E
Built-in full automatic coffee machine - CT918L1D0
Blanco Boiling Water Kitchen Tap
Blanco Silgranit Sink

UTILITY

Nobilie German Kitchen
Washing machine - WG56G2Z0GB
Tumble dryer - WQ45G209GB
Blanco Silgranit Sink
Blanco Tap



MASTER EN-SUITE

Villeroy & Boch ceramic fixtures throughout
Brushed Nickel Brassware
Freestanding bath
Walk-in Shower
His and her basins

INTERNAL

Oak staircase with black metal spindles
White emulsion walls
Woodwork white satin finish
Deta electrical sockets

EXTERNAL

Dunhouse Northumberland Buff natural sandstone
Wet-cast white render
Triple glazed Dako alu-clad UPVC windows - Anthracite
Sandtoft Rivius Clay roof tiles
Natural slate porch roof
White Porcelain patio areas
Tobermore Hydropave Fusion Silver Driveways

EXPLORE THE HOMES

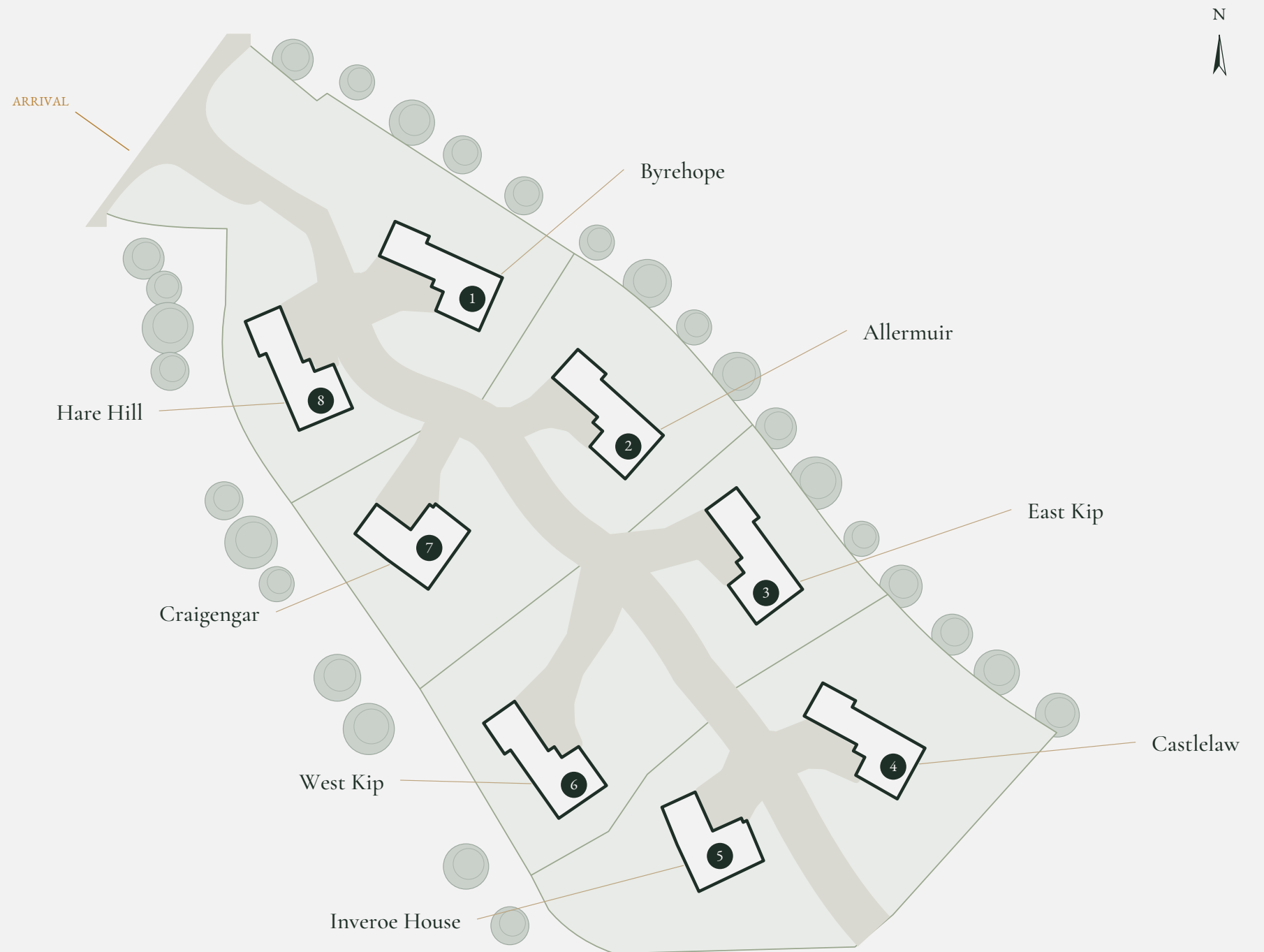
TYPE 1 · SIX HOMES

- 01 Byrehope
- 02 Allermuir
- 03 East Kip
- 04 Castlelaw
- 06 West Kip
- 08 Hare Hill

TYPE 2 · TWO HOMES

- 05 Inveroe House
- 07 Craigengar

SITE PLAN / PLOT COLLECTION



Illustrative plan. Boundaries and landscaping are indicative; not to scale.



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ENQUIRIES & PRIVATE VIEWINGS



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EXPLORE THE HOMES & FILMS

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