

The Gate House

21 WHITEMOSS ROAD, KIRKNEWTON, WEST LoTHIAN, EH27 8AF



An unparalleled opportunity for those seeking the perfect family home or a savvy investment venture



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled in the heart of Kirknewton, "The Gate House" presents an unparalleled opportunity for those seeking the perfect family home or a savvy investment venture. This stunning three-bedroom house exudes charm, offering a harmonious blend of modern luxury and classic elegance. Impeccably maintained and tastefully designed, it promises a lifestyle of comfort and convenience.

THE DINING ROOM



Downstairs, you'll discover a host of inviting spaces designed to cater to your every need. The dining room, adorned with a striking stone fireplace and a cosy wood-burning stove, sets the stage for memorable gatherings. This room seamlessly flows into a modern, fully-fitted kitchen featuring an induction hob and French doors leading to the enchanting South facing back garden – the ideal spot for al fresco dining and leisurely afternoons. The garden shed is linked to mains electricity.

THE KITCHEN



THE LIVING ROOM



The living room, a generously proportioned and sunlit haven, also boasts access to the garden, making it an inviting oasis for relaxation and entertainment. Completing the ground floor is a well-appointed bedroom with a contemporary three-piece en-suite bathroom, offering privacy and convenience for guests or family members.

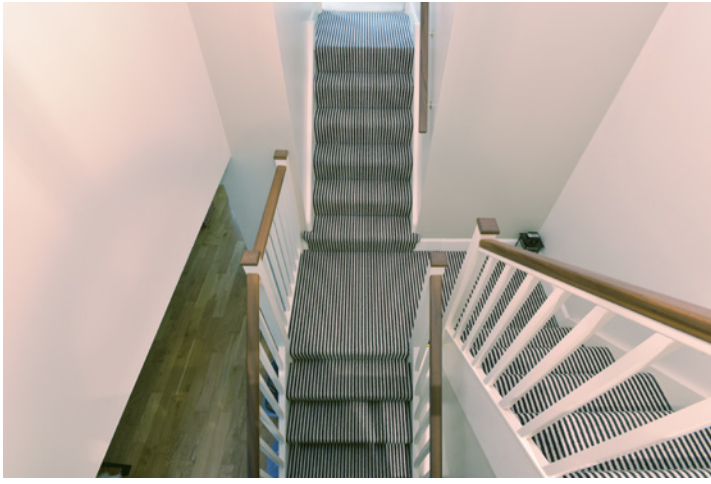


BEDROOM 1



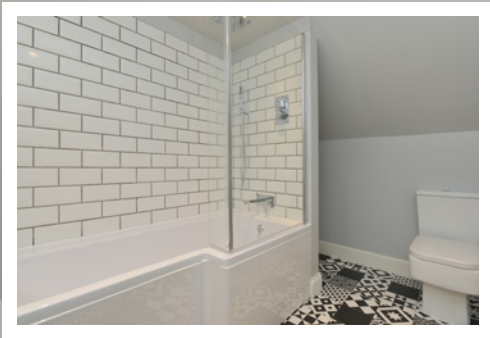
a well-appointed bedroom with a contemporary three-piece en-suite bathroom





Venture upstairs to discover the two additional double bedrooms, where comfort and tranquility await. The master bedroom impresses with built-in wardrobes, providing ample storage space for your cherished belongings. A family-sized three-piece modern bathroom suite ensures that your daily routines are both luxurious and efficient.

THE BATHROOM



BEDROOM 2





“

two additional double bedrooms, where comfort and tranquillity await

”

BEDROOM 3



Beyond its captivating interiors, "The Gate House" boasts a location that leaves nothing to be desired. Kirknewton's picturesque surroundings offer a sense of serenity while providing easy access to local amenities, schools, and transportation options.

"The Gate House" on Whitemoss Road is more than a house; it's a promise of an exceptional lifestyle. Whether you seek a family sanctuary or a prudent investment, this property embodies the epitome of comfort, style, and timeless appeal. Don't miss your chance to make this remarkable residence your own – it's a gate house to endless possibilities.

The property benefits from a hard-wired CCTV & alarm security system.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



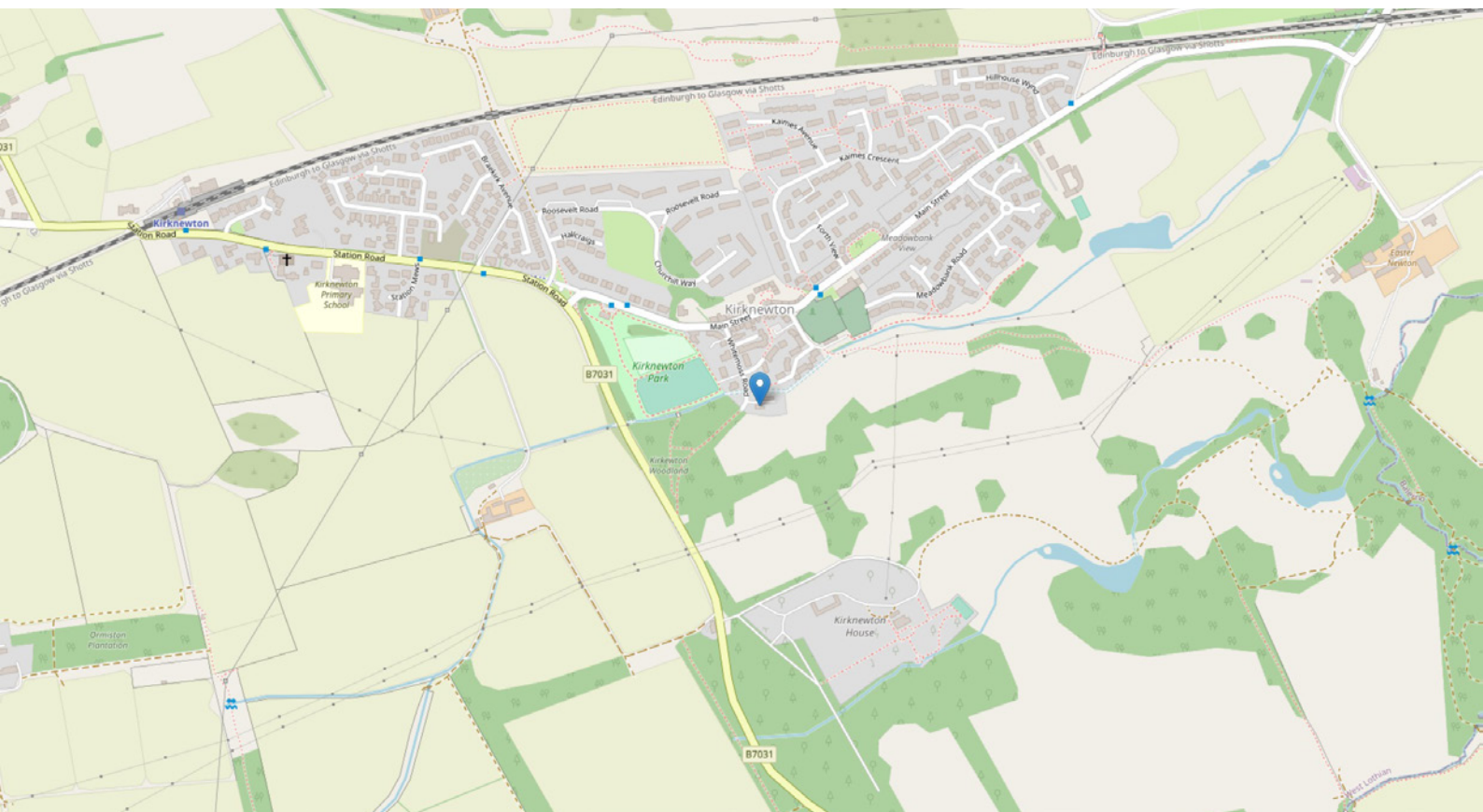
Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Dining Room | 4.45m (14'7") x 4.09m (13'5") |
| Living Room | 5.07m (16'7") x 4.39m (14'5") |
| Kitchen | 4.29m (14'1") x 3.04m (10') |
| Bedroom 1 | 3.20m (10'6") x 3.16m (10'4") |
| En-suite | 2.30m (7'7") x 1.20m (3'11") |

| | |
|-----------|-------------------------------|
| Bedroom 2 | 3.86m (12'8") x 3.11m (10'2") |
| Bedroom 3 | 3.81m (12'6") x 2.61m (8'7") |
| Bathroom | 3.25m (10'8") x 2.25m (7'5") |

Gross internal floor area (m²): 117m²

EPC Rating: D



THE LOCATION

The village of Kirknewton lies approximately 10 miles from Edinburgh City Centre and in easy reach of Balerno and Livingston. The village has a post office and general store with a wide range of indoor shopping facilities at the nearby Almondvale Shopping Centre and Livingston Designer Outlet.





There is a wide range of recreational facilities close by including Dalmahoy Golf and Country Club, excellent walks and cycle paths in the Pentland Hills. Kirknewton has its own railway station with links to both Edinburgh and Glasgow. There is a highly regarded primary school and secondary schooling at Balerno High School. Also in easy reach of the Heriot Watt Campus, just a short distance away.

There are good public transport system with regular bus services operating to surrounding towns and villages. The property is also situated for easy access to Edinburgh Airport, the M8 and M9 Motorways and Edinburgh City Bypass together with the Royal Bank of Scotland HQ.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
ANDREW DARCY
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.