



**lindsays**

10 Ormiston Farm Steading  
Kirknewton, EH27 8DQ

*"Impressive 5 bedroom semi detached steading with stunning outlook"*

- Welcoming hall with door to the garage
- Dual aspect sitting room/dining room
- Stylish fully fitted kitchen
- Exceptionally bright & spacious conservatory
- Master bedroom with en-suite shower room
- Four further double bedrooms
- Family bathroom
- Downstairs wc
- Gas central heating
- Double glazing
- Driveway and garage

EPC Rating C

**FIXED PRICE £460,000**





## Description

An extremely impressive semi-detached steading which enjoys a stunning outlook, situated in a peaceful position within a small exclusive courtyard located on the outskirts of the popular conservation village of Kirknewton. Beautifully presented throughout this superb property offers a generously proportioned family home which benefits from a monoblocked driveway and garage. To the rear of the property is a large garden which is immaculately maintained by the present owner. In brief the accommodation comprises; welcoming hall with door to the garage, dual aspect sitting room/dining room with feature fireplace, stylish fully fitted kitchen with feature island incorporating a Belfast sink, exceptionally bright and spacious conservatory with direct access to the garden offering an ideal space for entertaining, large master bedroom with en-suite shower room, four further double bedrooms all with built in wardrobes, family bathroom and downstairs wc.

## Area

Kirknewton is an attractive conservation village lying approximately 9 miles east of Edinburgh, just off the A71 Edinburgh to Kilmarnock Road. The location is delightfully rural yet not only is Edinburgh city centre readily accessible by road or by main line rail link but the Gyle shopping centre, Edinburgh Business Park, Edinburgh International Airport and the central motorway network are all within a 10/15 minute drive. In the opposite direction, Glasgow (30 miles) is readily accessible via the M8 (or by train). Kirknewton itself and neighbouring East Calder offer a wealth of local shopping facilities and leisure activities. These include golf courses at Ratho and Dalmahoy, a sports complex at East Calder and leafy, riverbank walks through the Almondell Country Park. Livingston (3 miles) has an excellent shopping centre, a cinema, a theatre, a leisure pool and numerous sports centres. There is also a train station nearby. The local primary school has an excellent academic reputation and senior students are bussed to Balerno High, which also has an excellent reputation. There are also a number of private schools including Clifton Hall, within a short drive

## Viewing

Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040.



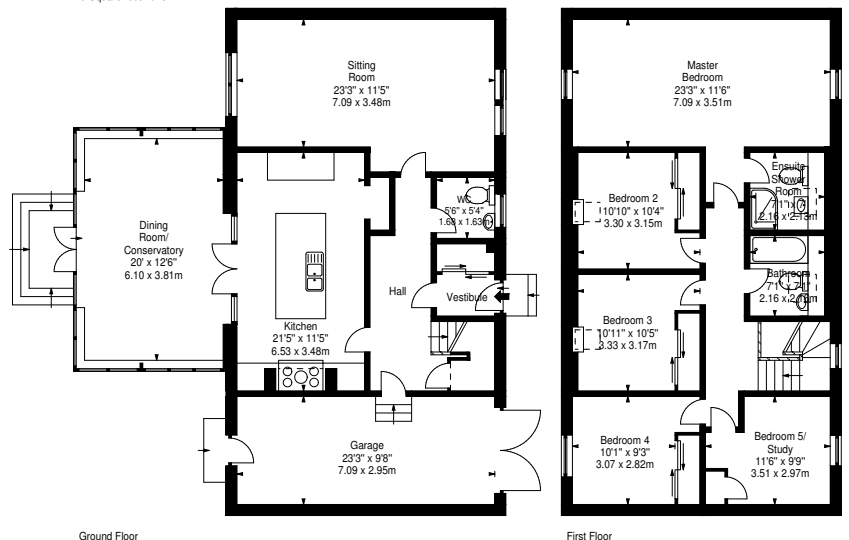
**Ormiston Farm Steadings,  
Kirknewton,  
West Lothian, EH27 8DQ**

SquareFoot

Approx. Gross Internal Area  
2071 Sq Ft - 192.40 Sq M  
Garage

Approx. Gross Internal Area  
232 Sq Ft - 21.55 Sq M

For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays 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 offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.