



## WESTER CAUSEWAYEND HOUSE

*Causewayend, Kirknewton, West Lothian, EH27 8DH.*





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**Charming 5-bedroom rural Georgian farmhouse featuring spacious reception rooms, ideal for entertaining, and offering views of the Pentland Hills and within easy commuting distance of Edinburgh.**

Kirknewton 5.3 miles, Balerno 7 miles, Edinburgh 15 miles, Edinburgh Airport 12.2 miles (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hallway, Kitchen/ Dining Room, Sitting Room, Laundry Room, Cloak Storage Cupboard, WC, Cupboard, Store, Principal Bedroom with en-suite shower room and walk-in wardrobe, a further double bedroom and an integral garage.

**First Floor:** Landing, Two Double bedrooms, Bedroom 5/Study and Family Shower Room.

**Garden:** The driveway provides access to the integral garage and front garden paths with lawn to access the house. The rear garden is mainly laid to lawn with a large split patio and stocked with various shrubs and trees.

**About 0.36 Acres.**





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### Situation

Wester Causewayend House is situated on the Lanark Road, which provides access to the popular nearby villages of Kirknewton (around 5.3 miles) and Balerno (about 7 miles) and approximately 15 miles to the city of Edinburgh. The house benefits from its rural location on the edge of the Pentland Hills Regional Park and near to Harperrig Reservoir, offering breathtaking views over expansive heather-covered moorland and agricultural grazing land.

Nearby train stations include Kirknewton (about 5.5 miles) which provides a Central Scotland service including Glasgow and Edinburgh. The house is well positioned to access the M8, M9 and A720 Edinburgh City Bypass and Edinburgh International Airport accessed in around 12.2 miles which, offers regular flights domestically and internationally.

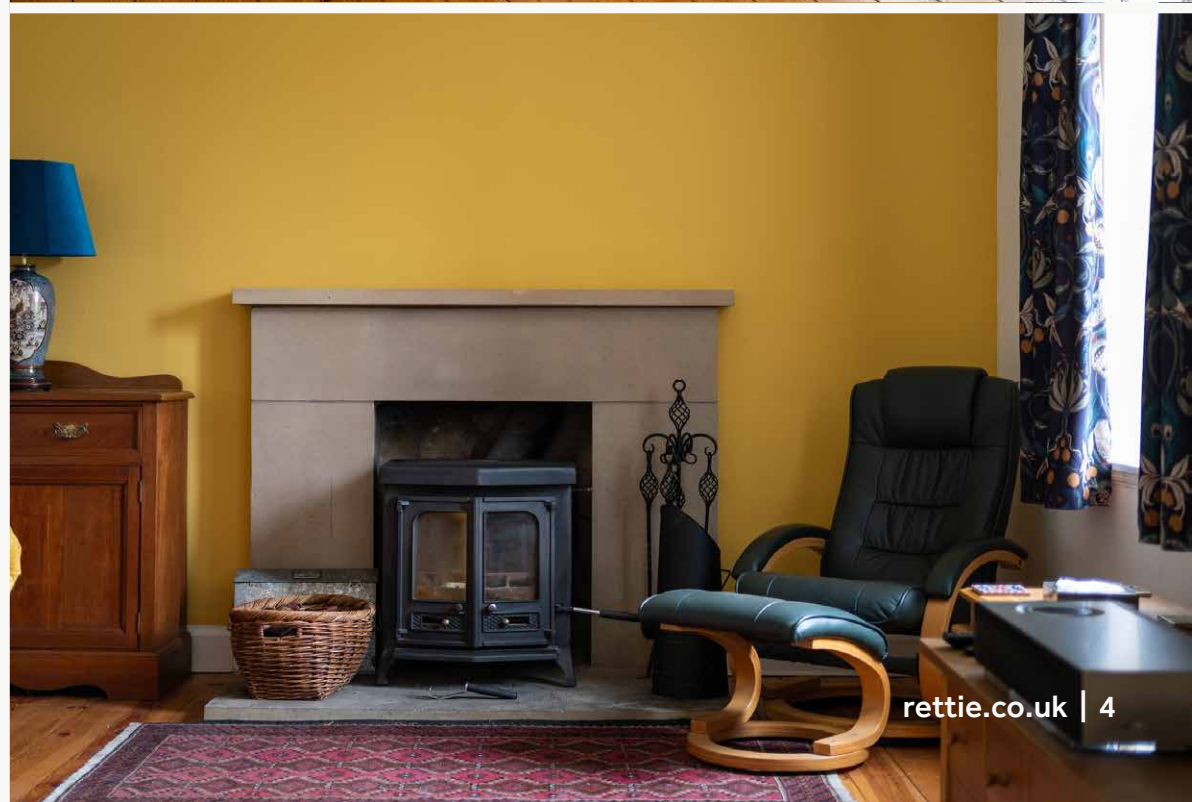
A range of local amenities can be found in nearby Kirknewton, Balerno and Currie, while more extensive shopping is available in Livingston and Hermiston Gait on the edge of Edinburgh.

For schooling, Primary education is available at Kirknewton and Secondary education in nearby Balerno. There are several independent schools in and around Edinburgh, with Clifton Hall School accessible in around 9.3 miles for ages 3-18 year olds. The campus of Heriot Watt University is around 9.2 miles from the house. Leisure facilities in the area, include the Dalmahoy Hotel and Country Club, the Edinburgh International Climbing Arena and Lost Shore Surf Resort. In addition, there are a plethora of nearby golf courses and endless hiking and mountain biking options provided in the nearby Pentland Hills.

### Description

Wester Causewayend House is a historically significant B-listed farmhouse dating from 1802. A former shepherd's house with accompanying agricultural buildings, the house underwent conversion in 2000 and more recently has been modernised, to provide a blend of spacious contemporary living with original period charm. The house features a stone-built façade under a slate pitched roof along with cast iron radiators across the ground floor living accommodation.

The house is accessed through a vestibule with cloak room storage, providing access to the hall from which you can enter the two main reception rooms of the house. The spacious, open-plan kitchen/dining room with flagstone flooring is fitted with modern Leicht floor and wall units from Kitchens International with an attractive Silestone work surface and an island unit providing additional storage and casual breakfast dining. Electrical appliances include an AGA, Siemens oven, 4-ring induction hob, under-counter fridge and dishwasher and a Liebherr wine fridge. There is additional space for a fridge freezer. There is access from the kitchen/dining room in to the integral garage. Adjacent is a laundry room and a separate WC.



The sitting room is a generously proportioned room, perfect for entertaining relaxation and a feature of the room is the fireplace with a wood-burning stove with a stone mantel set on a stone hearth. This room benefits from views of the Pentland Hills and two large storage cupboards.

The principal bedroom has an en-suite shower room, installed by The Bathroom Company with floor and wall tiles and an adjacent dressing room providing ample cupboard storage. A hallway provides additional access to both the front and rear garden. There is an additional double bedroom 5, currently used as a study.

A staircase rises to the first floor, adorned with a bespoke wrought iron balustrade created by Kevin Paxton and a window overlooking the rear garden. The first floor includes three double bedrooms, benefitting from views of the surrounding countryside and the Pentland Hills. Completing the first floor accommodation is a family shower room with floor and wall tiles with a shower cabinet, a wash hand basin with vanity unit and a WC. Ideal for families or guests, this shower room benefits from Jack and Jill access via the landing and spacious double bedroom.

#### Garden

The front garden of Wester Causewayend House is laid to lawn with a gravel path to access the house. Double gates provide access from the private driveway and main road and is bounded by a low stone wall with wrought iron fencing. There is a small garden shed and log and bins store to the side of the property.

To the rear of the house, the generous garden is mainly laid to lawn and features a large split paved patio area, perfect for alfresco dining and relaxation. The garden is interspersed with mature shrubs, trees and stocked borders. There is a garden shed to the side of the house providing ample storage. The rear garden offers delightful views showcasing picturesque vistas of the surrounding grazing land.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings:

Only the items mentioned in the Particulars of Sale are included in the sale price.

##### Services:

Mains electricity, mains water supply, private shared wastewater treatment plant. Central heating is via an oil-fired boiler.

##### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

##### Satellite Navigation:

For the benefit of those with satellite navigation the property postcode is EH27 8DH.

##### What Three Words:

Search ///claim.cucumber.buckling

##### EPC

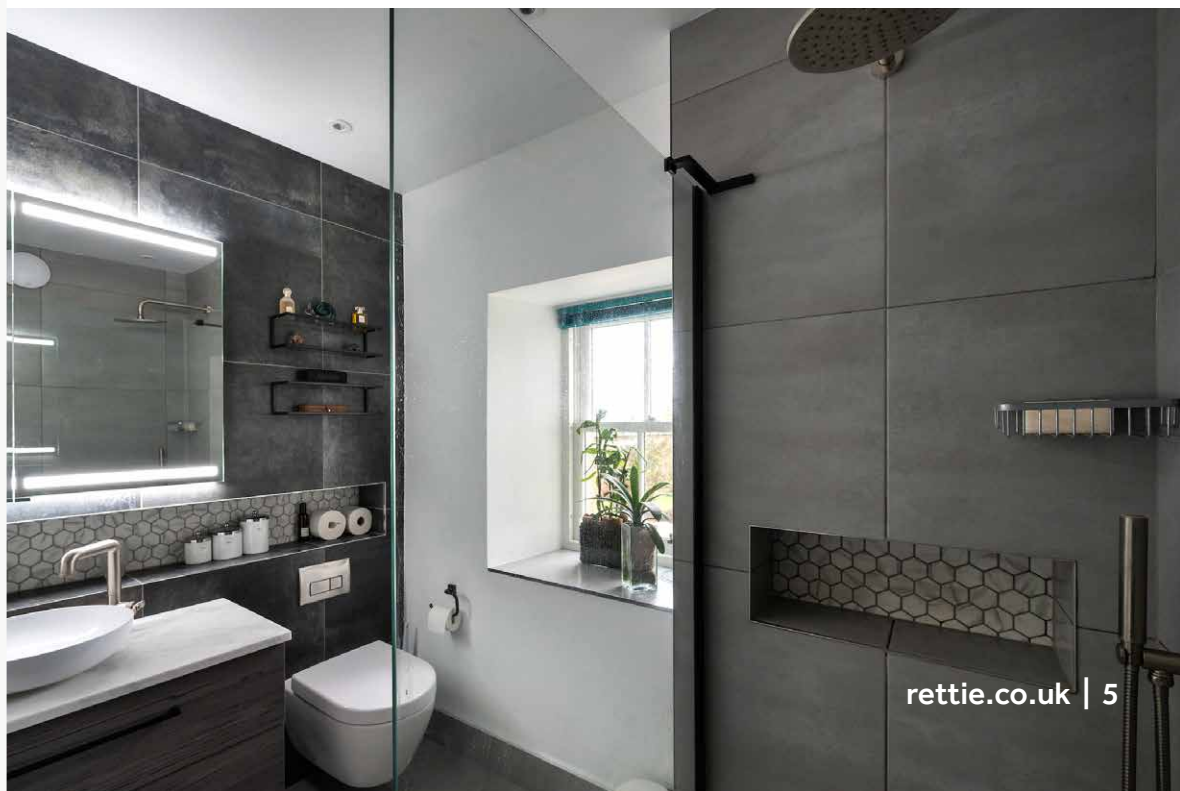
Band E.

##### Local Authority:

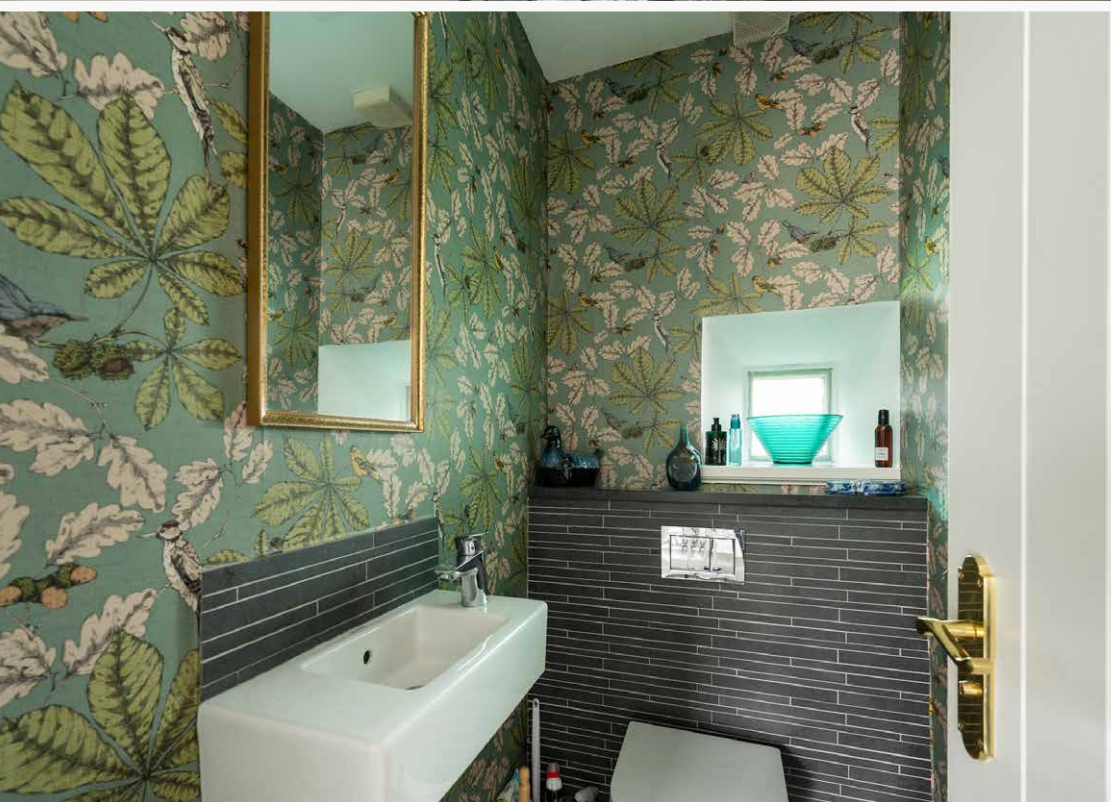
West Lothian Civic Centre, Howden South Road, Livingston, West Lothian, EH54 6FF.

##### Council Tax Band:

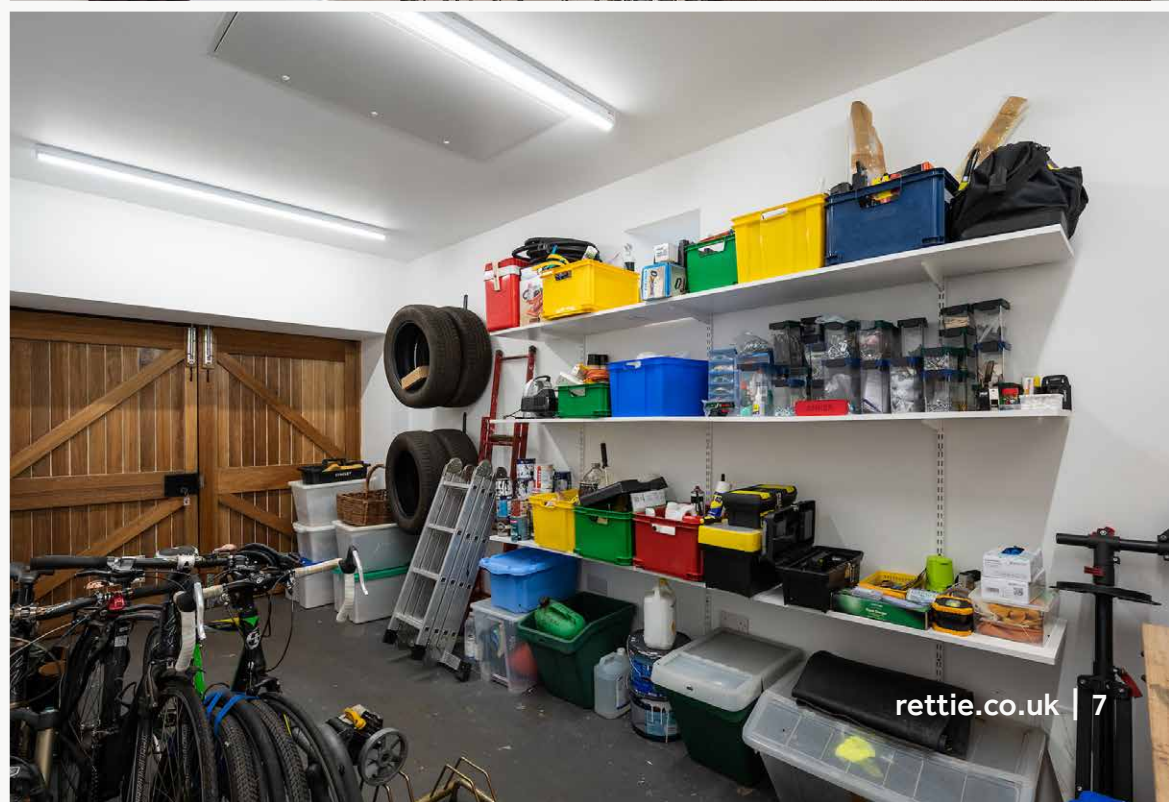
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**Entry and Vacant Possession:**

Entry and vacant possession will be by mutual agreement.

**Home Report:**

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

**Particulars and Plans:**

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

**Offers:**

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

**Servitude Rights, Burdens & Wayleaves:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

**Important Notice:**

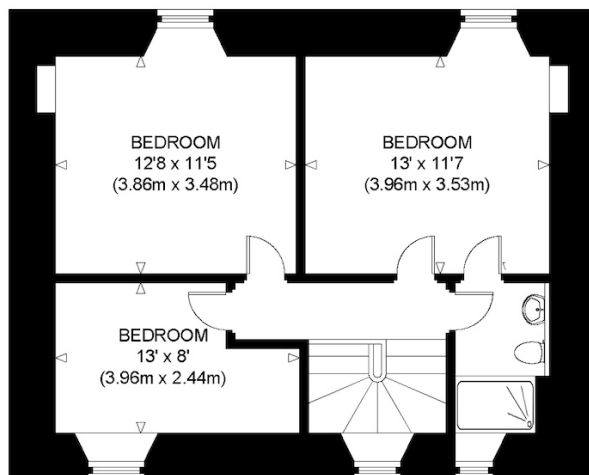
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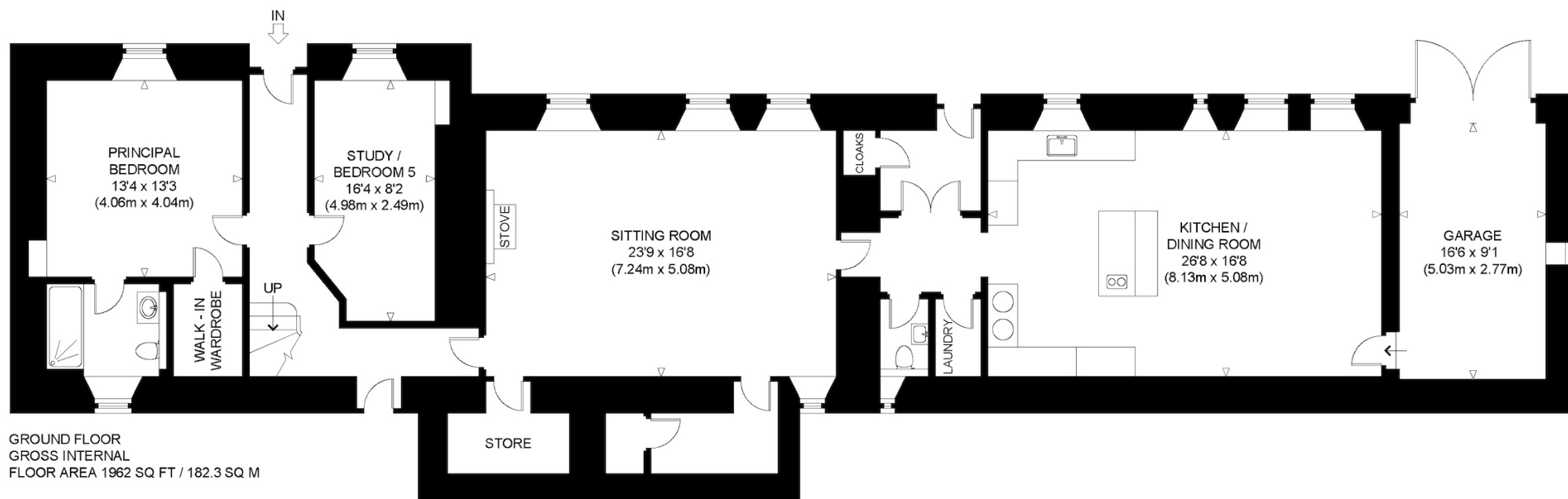






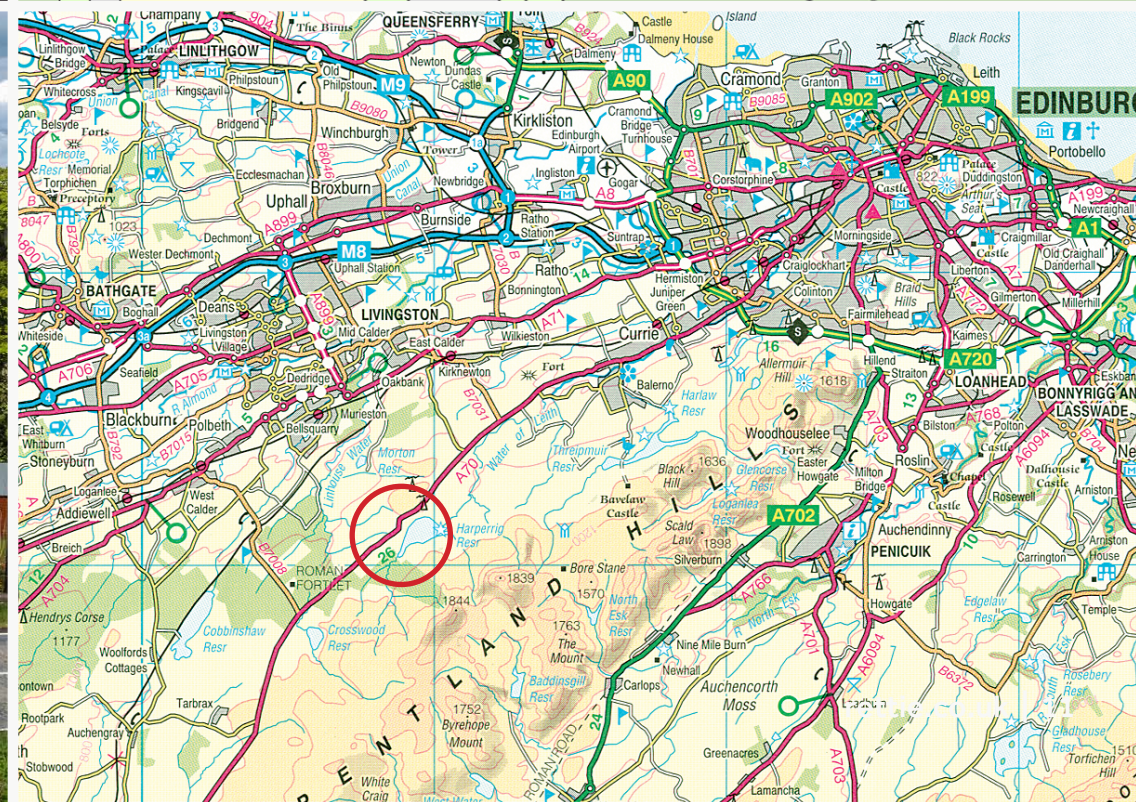
WESTER CAUSEWAYEND HOUSE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2502 SQ FT / 232.5 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)

FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 540 SQ FT / 50.2 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1962 SQ FT / 182.3 SQ M









RETTIE

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