



SELMS FARMHOUSE

Kirknewton, West Lothian, EH27 8DQ



SELMs FARMHOUSE

Kirknewton, West Lothian, EH27 8DQ

A handsome period farmhouse in a charming rural setting, which is desirably located for prompt access into Edinburgh City Centre and central Scotland's arterial motorway network.

The plot at Selms Farmhouse extends to approximately 0.67 acres, including a former steading and garden grounds, and is set apart by elevated views over the West Lothian countryside to the rear.

Kirknewton Train Station 3 miles, Livingston 5 miles, Edinburgh Airport 9 miles, Edinburgh 12 miles, Glasgow 38 miles. (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study/Double Bedroom 5, Shower Room, and Boot Room/Utility Room.

First Floor: Landing, Four Double Bedrooms, and Bathroom.

Exterior: Approx. 0.67 acres.

Spacious lawn garden lent character by a mature deciduous tree, which is bounded by a combination of traditional dry-stone walling and neat timber fencing.

Private driveway leading to rear of the plot where there is a large car parking and turning area and a collection of former steading buildings, which present scope for development – subject to obtaining all necessary permissions and consents.



SELMs FARMHOUSE

Kirknewton, West Lothian, EH27 8DQ



3



5



2

Situation

Set amidst undulating West Lothian countryside, Selms Grange is a small enclave of private homes, which are accessed over a private farm road which leads West off Leydon Road. The rural location is well-connected and lies within a few miles of both the A70 and the A71, which provide which provide routes into Edinburgh. Edinburgh International Airport is within approximately an 8 mile drive of the house and there is access onto the M8, towards Glasgow, and the M9 North within a short drive.

The conservation village of Kirknewton provides a good range of local amenities, including a pharmacy and post office, a convenience store and a primary school. Critically, the village also has a Railway Station which offers commuter services into the Capital, with trains reaching Edinburgh Waverley in as little as 23 minutes. Meanwhile, the larger village of Balerno, which is approximately a six-mile drive to the East, has an historic main street with two popular pubs/restaurants, several cafés and a High School. Livingston offers a wide range of amenities and facilities, including The Almondvale Shopping Centre and the McArthur Glen Retail Village.

The surrounding area hosts a wealth of leisure facilities and attractions, naming but a few: the Dalmahoy Country Club with its championship golf course, hotel and spa; Deer Park Golf and Country Club in Livingston; the Edinburgh International Climbing Arena by Ratho; Jupiter Artland, a revered sculpture park and gallery; and Malleny Garden, a National Trust property in Balerno. There are a wealth of footpaths and cycle paths in the Pentland Hills Regional Park, including around nearby Harlaw and Threipmuir Reservoirs, and the Water of Leith has a trail which runs for just over 12 miles from Balerno to Leith. The City of Edinburgh offers all the cultural and cosmopolitan attractions you would expect of Scotland's capital. In addition, independent schooling is readily available in Edinburgh, including Clifton Hall School at nearby Newbridge, as well as George Watsons College, Merchiston Castle School, St George's School for Girls and the Erskine Stewart's Melville Schools.



General Description

Selms Farmhouse is a traditional stone-built home with an abundance of heritage character, which has been refurbished to provide comfortable modern living, in an idyllic rural setting. Presiding proudly over a generous South-facing garden to the front, the handsome principal elevation of the former farmhouse is set beneath a pitched slate roof and lent stature by an entrance porch and a single storey extension to the East with a pantile roof.

Internally, the house provides approximately 2511 sq. ft. of accommodation, which has been tastefully and comprehensively renovated over the passage of time, to balance modern comfort and convenience with period charm.

The three generously proportioned public rooms provide versatile living spaces and have their own individual character. Period features including fireplaces, cornicing, and dado railing enhance the atmosphere to the home, while the hall has been elevated by white oak effect flooring and the windows have been upgraded with modern sash and case, double-glazed units.

In a layout which aligns with popular trends in contemporary living, the kitchen has ample room for a table and chairs and interconnects with one of the three public rooms (currently proposed as a dining room). The kitchen itself has been upgraded with a timeless kitchen featuring a generous array of modern wall and floor-units, accented by a splash back with classic metro tiling and a timber style worksurfaces. The units incorporate two ovens, a four ring gas hob set beneath an extractor fan, and a sink and draining board. Well-equipped for the rigmarole of family living within the countryside, the kitchen is adjoined by a large boot room/utility room which provides a wealth of in-built storage and has an exterior door providing direct access from the parking area to the rear of the house.



The first-floor accommodation is set around a central landing, which showcases a tall window framing an exceptional, elevated views over the undulating West Lothian countryside beyond the plot to the rear. There are four comfortable double bedrooms off the landing - two benefitting from charming outlooks to the South over the front garden, and two sharing in the superb outlook over the rear of the plot to the distant West Lothian countryside. There is also a modern family bathroom featuring grey oak effect laminate flooring, a wash hand basin, WC, a heated towel rail, and a bath with an overhead shower.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh, EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH27 8DQ.

Fixtures and Fittings

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



Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water and electricity. Private LPG tank for Boiler providing Central Heating and Hot Water. Private septic tank.

Burdens

Council Tax Band – E

Selms Farmhouse has a right of access over the private farm road which leads to the property from Leydon Road.

Planning

There is planning permission for the steading at Selm Grange, neighbouring Selms Farmhouse to the North West, to be converted into a residential dwelling house (Application Reference No. 1003/FUL/22).

There is a legal agreement signed by the owners of Selms Grange which, in summary, confirms they won't proceed with any development of the steading with plans which include windows or other openings along or near the boundary between the two properties. Further information is available from the selling agents, on request.

EPC Rating

F

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary.

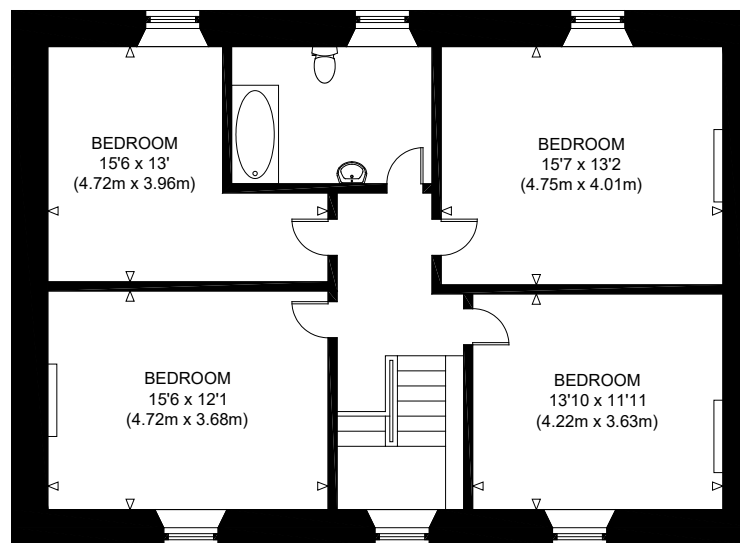


Not to Scale, For identification purposes only.

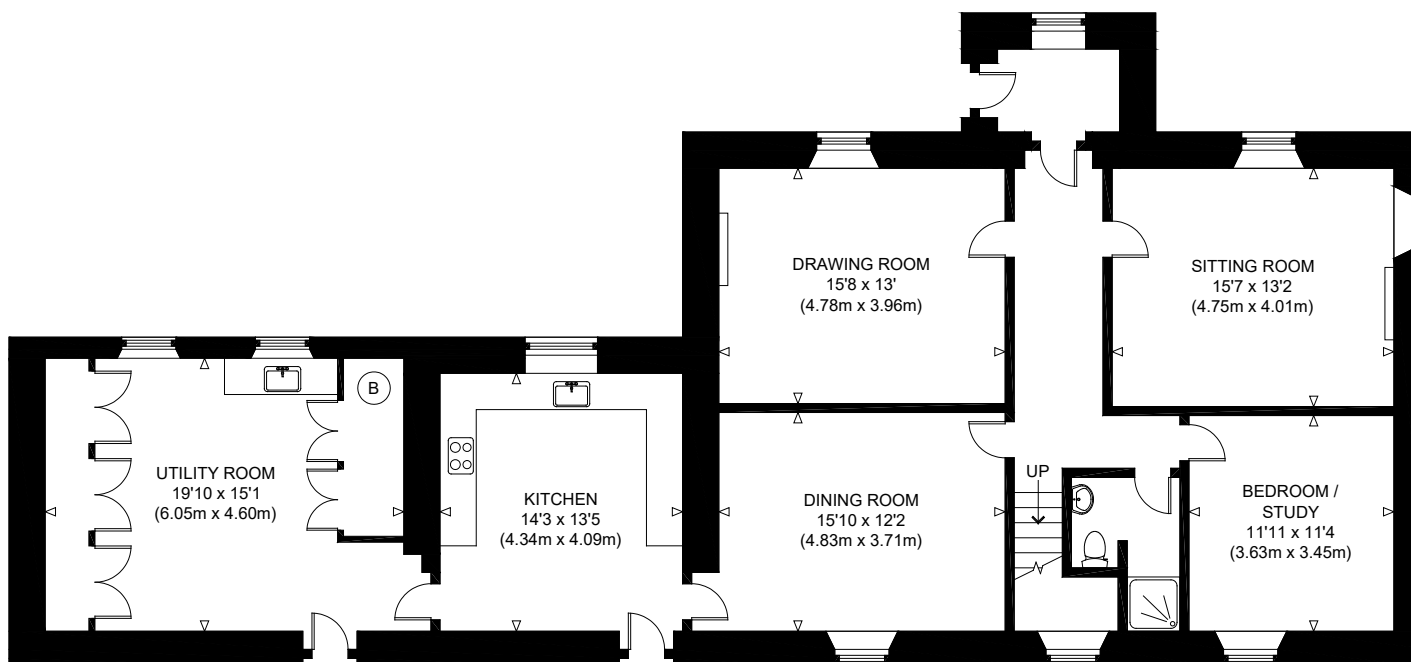




SELMS FARMHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2511 SQ FT / 233.5 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 955 SQ FT / 88.8 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1556 SQ FT / 144.7 SQ M



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH