



31 Newlands, Kirknewton

In Excess of £1,200,000



RE/MAX
Estate



31 Newlands

Kirknewton, Kirknewton

Carol Lawton & Nicole McFarlane at RE/MAX Estates present this luxurious family home with annex, 4 en-suite bedrooms, landscaped gardens, and ample parking. Ideally located near top schools.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Vestibule

10' 8" x 5' 5" (3.25m x 1.64m)

Continue through a bespoke, solid wood door adorned with an inset glass panel, offering a glimpse into the grandeur that awaits within. Upon entry, you are greeted by a stunning vestibule set within the property's turret, showcasing beautifully rounded walls and two front-facing windows that flood the space with natural light. Real wood flooring underfoot lends timeless warmth and refinement, setting the stage for the rest of the home. From the turreted vestibule, grand, fully glazed double wooden doors lead you into the expansive entrance hall, seamlessly blending architectural character with an inviting ambience—ideal for welcoming guests in style.

Entrance Hall

15' 5" x 18' 1" (4.70m x 5.50m)

Step into the impressive entrance hall through grand, fully glazed double wooden doors, where you are greeted by a striking split staircase, the centrepiece of this elegant space. The entrance hall, finished with real wood flooring, is bathed in natural light from a Velux window above the top landing, creating a bright and welcoming atmosphere. From here, you have access to a cloakroom, W/C, formal dining room, lounge, kitchen, and study—all seamlessly connected to provide both functionality and style. This beautifully designed entryway serves as the perfect introduction to the sophistication and thoughtful layout of the entire property.





Kitchen Diner

24' 3" x 19' 4" (7.39m x 5.90m)

The kitchen, the heart of the home, combines style and functionality. A central island features an induction hob, built-in storage, spice and knife drawers, and a breakfast area. Fully equipped with an oven, combined microwave-oven, warming drawer, full-size dishwasher, and a Samsung AI Family Hub fridge-freezer, it balances innovation with practicality. Stone worktops pair beautifully with a large sink featuring hot, cold, and instant hot water taps. An LED-lit mirror adds a striking touch. Two built-in drinks fridges beneath glass and crockery storage boost convenience. Spacious enough for a dining table to enjoy stunning views, the kitchen connects seamlessly to the rear garden via French doors, as well as the dining and utility rooms.

Utility Room

14' 5" x 5' 5" (4.39m x 1.64m)

The stunning utility room is custom-built for both practicality and style, featuring a classic Belfast sink set against elegant stone worktops. It offers ample storage space, with a washing machine and a dryer neatly integrated into the design. A half-glazed wooden door provides convenient access to the rear garden. The utility room also connects to an additional cloakroom W/C and the triple garage, adding to its functionality. A rear-facing window allows natural light to fill the space, while a tailored seating area provides the perfect spot for putting on and taking off shoes.

Cloak Room W/C

3' 5" x 3' 11" (1.03m x 1.19m)

The cloakroom W/C is conveniently situated within the utility room, offering a sleek and modern design. It features a floating W/C, a stylish vanity sink, and a chrome heated towel rail for added comfort. The space is further enhanced by feature panelling, creating a clean, contemporary feel while maintaining practicality.





Formal Dining Room

15' 8" x 12' 5" (4.77m x 3.78m)

The formal dining room exudes elegance, centred around a stunning chandelier that casts a warm glow over the heart of the room. Two rear-facing windows bring in ample natural light, complementing the exquisite wall panelling and rich wooden flooring. This versatile space is perfectly suited for formal dining but could easily serve as a stylish family room, offering both functionality and charm.

Formal Lounge

20' 8" x 15' 4" (6.30m x 4.68m)

Enter the formal lounge through fully glazed double doors to find an elegant, spacious room illuminated by a large bay window and two side-facing windows. This inviting lounge features a charming fireplace surround, plush carpeted flooring, and ambient spot lighting. Two radiators ensure comfort, while an open-plan flow leads effortlessly into the cosy snug—creating the perfect setting for both relaxation and entertaining.

Snug

13' 2" x 10' 5" (4.01m x 3.18m)

The snug is seamlessly entered from the formal lounge, offering a warm and comfortable retreat with plush carpeted flooring and a rear-facing window. A standout feature is the beautifully crafted walnut accent wall, which not only serves as a stylish backdrop for the mounted TV but also provides abundant storage and includes discreet built-in fridges and mirrored cocktail cabinet. This thoughtful design blends functionality with luxury, making the snug an inviting and practical space for relaxation.

W/C

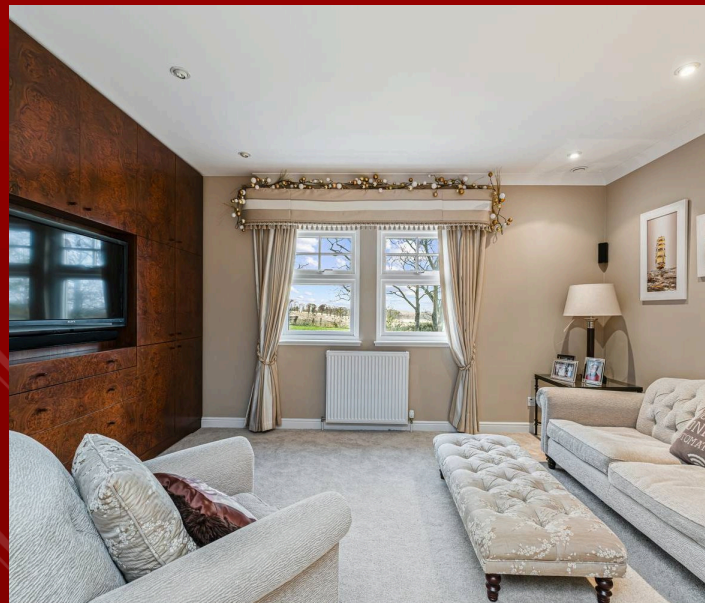
4' 5" x 4' 1" (1.34m x 1.25m)

The modern W/C is elegantly appointed with tiled flooring and half-tiled walls, creating a sleek, clean aesthetic. It features a contemporary W/C, a ceramic sink with separate hot and cold taps, and a chrome heated towel rail. A front-facing window invites natural light, adding a bright touch to this stylish and functional space.

Study

13' 6" x 15' 3" (4.12m x 4.66m)

Enter the study through double fully glazed doors, where you are greeted by a breathtaking feature





Study

13' 6" x 15' 3" (4.12m x 4.66m)

Enter the study through double fully glazed doors, where you are greeted by a breathtaking feature bookshelf that adds character and charm to the space. A front-facing window fills the room with natural light, while plush carpeted flooring enhances the cosy atmosphere. With a floor box and hidden power sockets for convenience, this room offers versatility—it could easily serve as a formal dining room or play room depending on your needs.

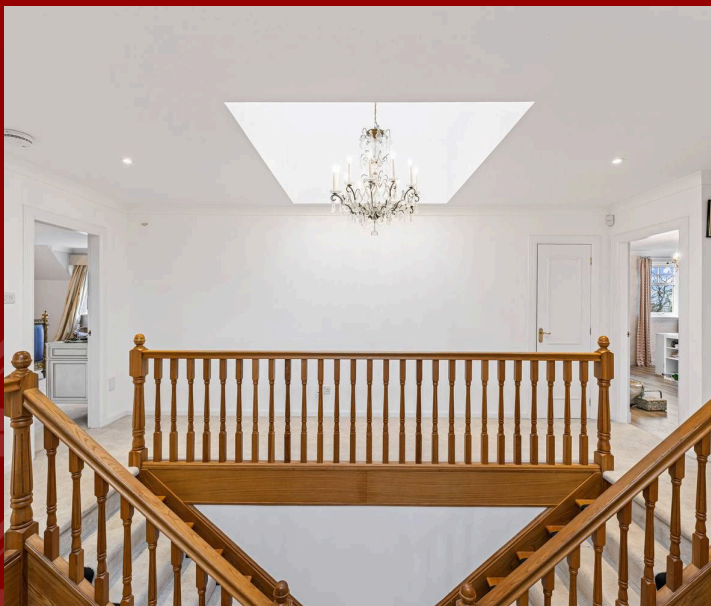
Upper Landing

24' 5" x 18' 2" (7.45m x 5.53m)

Accessible via a split staircase with a plush runner carpet, the upper landing serves as a central hub, providing access to all the bedrooms, the library area, and the annex. The space is thoughtfully designed with two storage cupboards. A Velux window brings in natural light which floods the staircase area.

Library

Located at the top of the grand landing, this versatile space can serve many purposes and is currently used as a cosy seating area. It features stunning built-in bookshelves, cupboards and a matching TV unit framed by the three front-facing windows that offer breathtaking views of the tranquil landscape over the River Forth. The room is filled with natural light, complemented by soft carpet flooring, and is open to the landing, adding to its airy and spacious feel. This area could easily be converted into a 6th bedroom if required with Jack and Jill access to a nearby bathroom.





Primary Bedroom

15' 3" x 16' 7" (4.66m x 5.05m)

A grand and generously sized room, the primary bedroom offers plush carpet flooring and ample space for free-standing furniture. Two rear-facing windows provide stunning views over the surrounding rural fields, filling the room with natural light. A radiator ensures comfort year-round. The room also provides access to a spacious dressing room and a luxurious en-suite, completing this perfect retreat.

Dressing Room

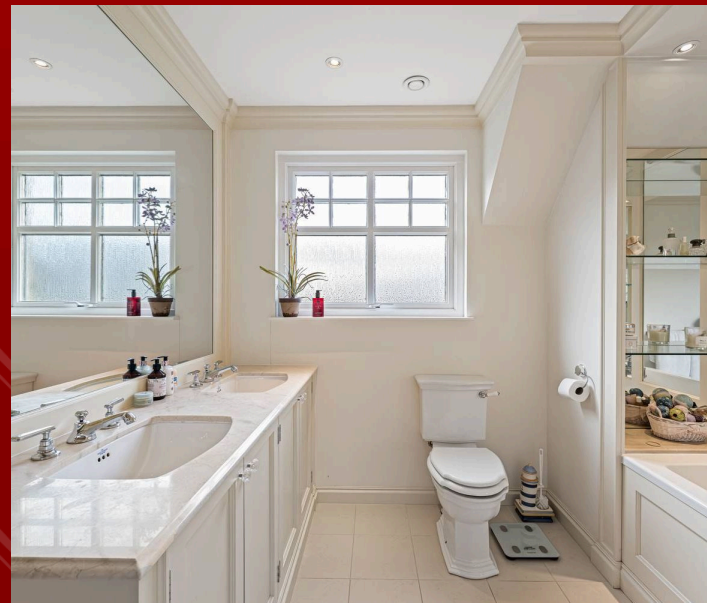
11' 4" x 8' 3" (3.46m x 2.51m)

The spacious dressing room features floor-to-ceiling shelving and hanging rails, providing ample storage for your wardrobe. Rear-facing windows offer natural light, while plush carpet adds comfort. With plenty of power points for convenience and a radiator, the room leads seamlessly into the en-suite, connecting both the primary bedroom and en-suite for an integrated living experience.

Primary En-suite

9' 5" x 8' 4" (2.88m x 2.53m)

The luxurious en-suite features stylish tiled flooring and a rear-facing window that fills the space with natural light. A Jack-and-Jill marble sink with vanity storage offers both elegance and practicality, while the bath with jacuzzi features is complemented by a feature mirror behind it and shelving on either side. The fully tiled walk-in shower includes both a rain shower and hand-held option. Additional highlights include a heated towel rail and W/C, creating a perfect blend of comfort and sophistication.



Bedroom Two

15' 1" x 13' 8" (4.60m x 4.16m)

Bedroom Two currently used as a sewing room, this versatile space would make a fantastic bedroom. It features two rear-facing windows that fill the room with natural light, wood laminate flooring, and ample space for a double bed and free-standing furniture. The room also offers convenient access to the en-suite.

Bedroom Two En-suite

5' 7" x 6' 4" (1.69m x 1.94m)

Bedroom two en-suite is beautifully designed and fully tiled with a luxurious marble-effect finish and



Bedroom Two En-suite

5' 7" x 6' 4" (1.69m x 1.94m)

Bedroom two en-suite is beautifully designed and fully tiled with a luxurious marble-effect finish and enhanced with elegant rose gold features. It includes a rain shower with a hand-held option, a ceramic sink with a matching rose gold hot and cold tap, and a rose gold heated towel rail. Additionally, the space offers a W/C and a convenient storage unit, blending style and practicality.

Bedroom Three

13' 8" x 12' 6" (4.17m x 3.81m)

This cosy bedroom features soft carpet flooring and ample space for a double bed and free-standing furniture. Two front-facing windows allow plenty of natural light, while a radiator ensures comfort throughout the year. The room also offers direct access to the en-suite for added convenience.

Bedroom Three En-Suite

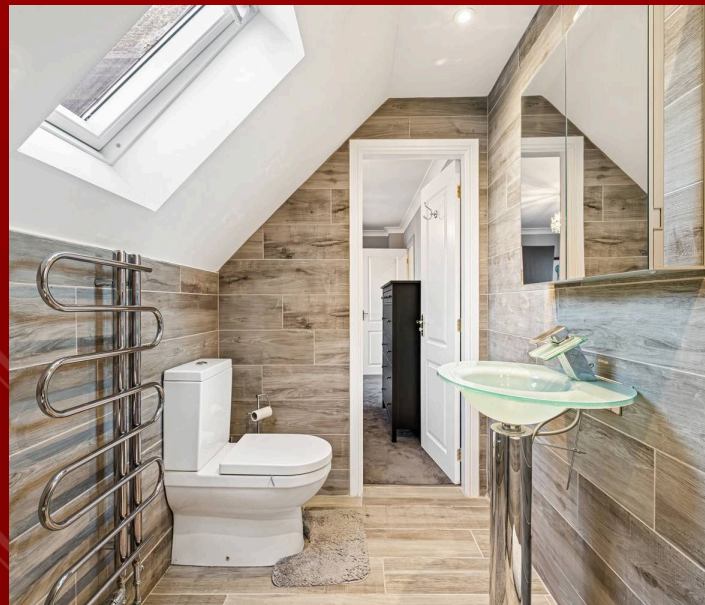
8' 1" x 5' 0" (2.47m x 1.52m)

This stylish en-suite is fully tiled with a wood-effect finish, creating a modern yet warm ambiance. A Velux window provides natural light, while a feature chrome heated towel rail adds a touch of luxury. The bath includes a shower overhead with a sleek waterfall tap, complemented by both a rain shower and a hand-held shower for ultimate convenience.

Bedroom Four

15' 3" x 9' 4" (4.66m x 2.85m)

Bedroom Four This versatile bedroom features carpet flooring and two front-facing windows that fill the room with natural light. Currently set up with two single beds, the room offers plenty of space for a double bed and free-standing furniture. It also provides access to the en-suite, making it a comfortable and functional space.





Bedroom Four En-suite

10' 8" x 4' 11" (3.24m x 1.51m)

This en-suite features charming cobbled flooring and tiled walls, adding a rustic touch. The shower over the bath includes jacuzzi features for added luxury, while the vanity sink with a mixer tap provides modern convenience. A heated towel rail ensures warmth, and a storage cupboard offers ample space for towels and other essentials. The W/C completes this well-appointed en-suite

Annex Kitchen / Lounge

20' 0" x 21' 4" (6.10m x 6.50m)

The annex features an open-plan kitchen, lounge area, bedroom and bathroom, offering both functionality and comfort. The fully equipped kitchen includes a 2-ring induction hob, oven, dishwasher, composite sink with a drainer, permanent hot water tap, fridge/freezer, ample storage, and a wine fridge—making it ideal for everyday living. Front and rear windows provide natural light, enhancing the welcoming atmosphere. The lounge area is cosy and spacious, with plenty of room for a sofa and TV, creating a perfect setting for relaxation.

Annex Shower Room

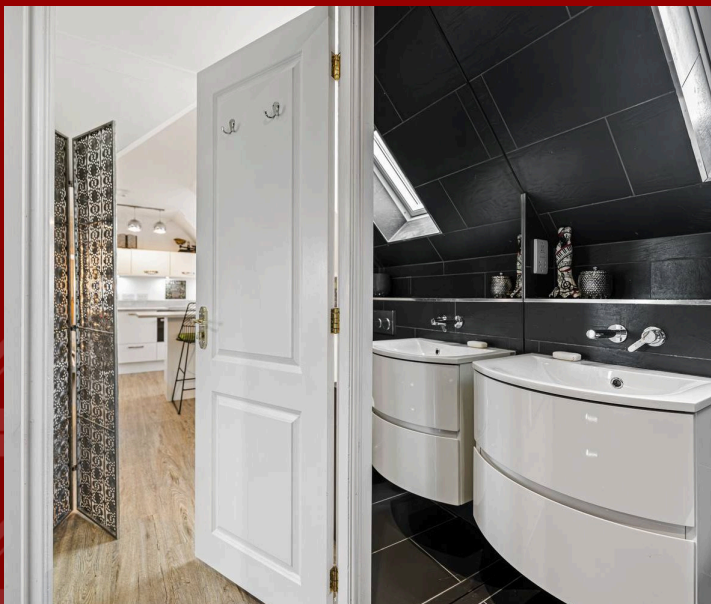
6' 8" x 7' 2" (2.04m x 2.19m)

The annex shower room is designed with accessibility in mind, featuring a walk-in shower with a tiled seat for ease of use. It is fully tiled and includes a modern vanity sink, a floating W/C, and a Velux window that brings in natural light. The shower is equipped with both a rain shower and a hand-held shower, offering flexibility and comfort. A chrome heated towel rail adds a practical and stylish finishing touch to this well-appointed space.

Annex Bedroom

10' 1" x 8' 6" (3.08m x 2.59m)

The Annex Bedroom is bright and airy, featuring a large front-facing window with views over rural landscape to the River Forth. The wood laminate flooring adds a sleek, modern touch, while the double fitted wardrobe offers ample storage. Wall-mounted lights on either side of the bed create a warm, inviting atmosphere, perfect for both relaxation and rest.





FRONT GARDEN

Enter the property through a stunning private wall with gates, leading to a spacious stone driveway that comfortably accommodates up to five cars. The front garden offers breathtaking views over tranquil landscapes and surrounding fields, creating a serene atmosphere. The space is made private and secure by mature trees, adding both beauty and seclusion to the property.

REAR GARDEN

The expansive rear garden is a private oasis, surrounded by mature trees and shrubs, offering both seclusion and stunning views over the fields at the back of the property. This peaceful setting is perfect for watching breathtaking sunsets. A paved path winds throughout the garden, leading to various areas, including a relaxing outdoor seating space and a dedicated hot tub area, making it an ideal place for both relaxation and entertainment.

GARAGE

Triple Garage

The triple garage is a spacious and practical feature of the property, accessed via the utility room. It boasts electric up-and-over doors for ease of access, an EV charging point, and ample power outlets throughout. With enough space to comfortably park three cars, the garage also offers generous storage capacity, making it the ideal space for both vehicles and belongings.

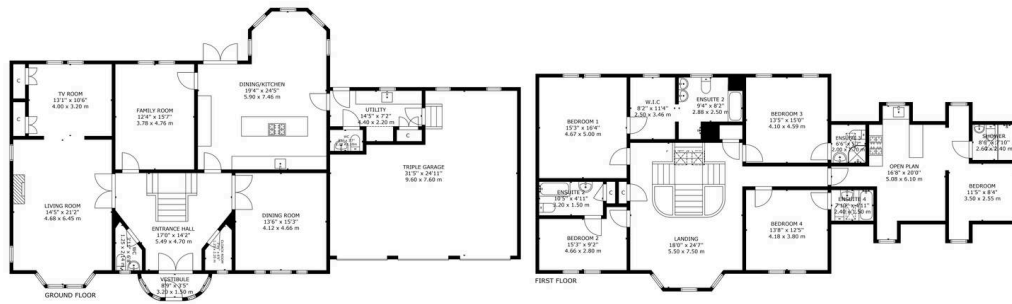
DRIVEWAY

5 Parking Spaces

The property features a gated driveway laid with stone, offering ample space to comfortably park up to five cars.



31 Newlands, Kirknewton EH27 8LR



GROSS INTERNAL AREA
 TOTAL: 300 m²/3,234 sq.ft.
 GROUND FLOOR: 149 m²/1,608 sq.ft. FIRST FLOOR: 151 m²/1,626 sq.ft.
 EXCLUDED AREAS: GARAGE: 50 m²/540 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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