



20 Newlands, Kirknewton

Offers Over £1,295,000



## 20 Newlands

Kirknewton, Kirknewton

Stunning six bedroom home with panoramic views, luxury finishes, triple garage, one acre of gardens, and excellent transport links. Includes many extras. Ten miles from Edinburgh.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Entrance Hall

Entering via a welcoming vestibule, you are immediately greeted by the grandeur of the main entrance hall, accessed through elegant wooden glazed double doors. The wide hall features solid real wood flooring, a central ceiling light, and a contemporary vertical radiator, creating a sophisticated yet inviting first impression. The hall provides seamless access to the formal lounge, sitting room, kitchen / dining area, and the upper level. Two large storage cupboards and a downstairs WC add practicality without compromising on style. Positioned centrally, the impressive staircase serves as a striking focal point, further emphasising the sense of space and elegance throughout the property.

### Formal Lounge

17' 8" x 16' 0" (5.38m x 4.88m)

A bright and welcoming room, the formal lounge features solid real wood flooring, a central ceiling light and elegant wall lights, creating a warm and inviting ambience. A feature vertical radiator adds a contemporary touch, while large front-facing windows with shutters allow natural light to flood the space. The room is centred around an electric fire with a stylish feature surround, providing a cosy focal point. Wooden double doors with glazed panels lead in from the entrance hall, complementing the bright and airy feel of this sophisticated reception space.

### Sitting Room / Dining Room

34' 9" x 15' 9" (10.59m x 4.80m)

A spacious and versatile room, ideal as a large formal lounge or a flexible living and dining space. The room features new carpet, a central ceiling light, wall lights, and a vertical radiator, combining comfort with contemporary style. A large front-facing bay window with shutters floods the space with natural light, while wooden glazed double doors provide elegant access from the hall. A wood-burning stove with a feature grey stone backdrop sits on a charming hearth, creating a cosy focal point. At the rear, glass sliding double doors open directly onto the garden, enhancing the indoor-outdoor flow and perfect for entertaining. With generous proportions and a flexible layout, this impressive room offers endless possibilities for modern family living.



### Kitchen / Dining Room

29' 4" x 13' 7" (8.94m x 4.14m)

This recently renovated kitchen / dining space combines style and practicality with a striking two-tone finish, two statement centre lights, and double under-cabinet lighting that creates a warm, inviting



### **Kitchen / Dining Room**

29' 4" x 13' 7" (8.94m x 4.14m)

This recently renovated kitchen / dining space combines style and practicality with a striking two-tone finish, two statement centre lights, and subtle under-unit lighting that creates a warm, inviting glow. Herringbone-effect laminate flooring and a feature vertical radiator add contemporary character. A central island with built-in storage forms a social hub, while the kitchen is equipped with a five-ring Lamona gas hob, extractor, composite sink with drainer and mixer tap, double oven and warming drawer by Samsung, a full-sized integrated fridge and a separate full-sized integrated freezer, and a Bosch dishwasher. Ample cabinetry and a pantry cupboard provide exceptional storage. Windows overlook the glass room and the garden beyond, flooding the space with natural light. Perfect for entertaining and family life, the room also offers direct access to the laundry, glass room, and hallway.

### **Glass Room**

23' 10" x 12' 0" (7.26m x 3.65m)

A breathtaking addition by the current owners, the glass room is a light-filled, versatile space designed for modern indoor-outdoor living. Featuring wall lights and wood-effect laminate flooring, it is perfect for both entertaining and relaxed family living. Access is available from both the kitchen and the garden, with bifold doors that can either fully open to merge interior and exterior spaces or remain closed for a cosy, all-weather retreat. The room enjoys stunning views over the garden and the fields beyond, creating a tranquil and uplifting atmosphere.

### **Laundry Room**

15' 5" x 6' 6" (4.70m x 1.98m)

Continuing the herringbone-effect laminate flooring from the kitchen, this practical laundry room is bright and well-appointed. A central ceiling light and a radiator provide both illumination and comfort, while a composite sink with drainer and mixer tap offers everyday convenience. The room features an abundance of storage with units finished in a lovely grey high-gloss, complemented by white splash-back wall tiles for a clean, contemporary look. Both the washing machine and tumble dryer are included in the sale, adding an extra level of convenience for the new owner.

### **Downstairs WC**

Conveniently positioned off the entrance hall, the downstairs WC features solid wood flooring, a central ceiling light, and a radiator. It is fitted with a WC and a vanity sink with hot and cold taps, offering a practical and stylish space. The room also provides access





### Downstairs WC

Conveniently positioned off the entrance hall, the downstairs WC features solid wood flooring, a central ceiling light, and a radiator. It is fitted with a WC and a vanity sink with hot and cold taps, offering a practical and stylish space. The room also provides access to the laundry room, ensuring ease of use and flow throughout the ground floor.

### Bedroom Three

13' 1" x 10' 3" (3.99m x 3.12m)

Situated just off the top of the landing, Bedroom Three is a spacious double room with carpeted flooring and a central ceiling light. Large rear-facing windows provide lovely views over the garden, filling the room with natural light. There is ample space for a double bed and freestanding furniture, and the room benefits from convenient access to its own ensuite, making it a comfortable and versatile bedroom option.

### Bedroom Three En-Suite

This practical en-suite features a tiled floor and half-tiled walls, with a WC and a vanity sink with hot and cold taps. A single-glass cubicle shower is included, along with a Velux window and extractor fan, providing natural light and ventilation. Recessed spotlights complete the room, offering a clean and functional space.

### Family Bathroom

Located off the upper landing, the family bathroom is a practical and well-proportioned space. It features a central ceiling light, tiled flooring, and half-tiled walls. The room is fitted with a WC, a ceramic sink with hot and cold taps, a bath, and a single-glass shower cubicle, providing all the essentials for family living.

### Upper Landing / Seating Area

Situated at the top of the grand landing, this versatile space is currently used as a cosy seating area, framed by three front-facing windows that offer stunning views over the estate's paddock. The room features solid real wood flooring, a central ceiling light, and wall lights, creating a bright and inviting environment. This area provides access to all upper-level rooms, making it both practical and a welcoming focal point of the first floor.

### Principal Bedroom Suite

15' 11" x 13' 7" (4.85m x 4.14m)

A bright and spacious room, the principal bedroom features front-facing windows, carpeted flooring, and a central ceiling light. A triple fitted wardrobe provides excellent storage, while there is





### Principal Bedroom Suite

15' 11" x 13' 7" (4.85m x 4.14m)

A bright and spacious room, the principal bedroom features front-facing windows, carpeted flooring, and a central ceiling light. A triple fitted wardrobe provides excellent storage, while there is ample space for a double bed and freestanding furniture. The room also benefits from direct access to its own en-suite, making it a comfortable and versatile retreat.

### Principal En-Suite

The principal en-suite is a luxurious and well-appointed space, featuring a Jacuzzi bath, WC, and a ceramic sink with hot and cold taps. The floor is tiled and walls are half-tiled, complemented by a mirrored wall-mounted vanity unit for storage. A rain shower with jets and a hand-held shower is paired with a double walk-in shower cubicle with sliding glass doors, offering versatility for daily use. A side-facing frosted glass window provides natural light while maintaining privacy, completing this bright and relaxing retreat.

### Bedroom Two

19' 2" x 11' 6" (5.83m x 3.51m)

Currently used as a guest bedroom, Bedroom Two is a spacious double room with carpeted flooring, a central ceiling light, and wall lights. Rear-facing windows provide pleasant views over the garden, while a double fitted wardrobe offers excellent storage. The room also benefits from convenient access to its own en-suite, making it both practical and comfortable for guests.



### Bedroom Two En-Suite

This practical en-suite features a tiled floor and half-tiled walls, a WC, and a vanity sink with hot and cold taps. A single-glass shower cubicle provides functionality, while a Velux window allows natural light and ventilation, creating a bright and usable space.

### Bedroom Four

16' 2" x 11' 1" (4.93m x 3.38m)

A generously sized bedroom, Bedroom Four features carpeted flooring and a central ceiling light. Front-facing windows fill the room with natural light, and there is ample space for a double bed and freestanding furniture, making it a versatile and comfortable space.

### Bedroom Five

14' 1" x 12' 4" (4.29m x 3.76m)

A lovely and well-proportioned room, Bedroom Five features wood-effect laminate flooring, a central ceiling light, and a front-facing window with a view of the garden. The room also benefits from convenient access to its own en-suite, making it both practical and comfortable for guests.



### Bedroom Five

14' 1" x 12' 4" (4.29m x 3.76m)

A lovely and well-proportioned room, Bedroom Five features wood-effect laminate flooring, a central ceiling light, and a front-facing window that fills the space with natural light. There is ample room for a double bed and freestanding furniture, as well as a double fitted wardrobe, making it a practical and comfortable bedroom.

### Bedroom Six

11' 9" x 9' 10" (3.58m x 3.00m)

Currently used as a dressing room, Bedroom Six has been AI-staged to demonstrate its potential as a comfortable bedroom. The room features wood-effect laminate flooring, recessed spotlights, and a side-facing window providing natural light. There is ample space for a double bed, and a fitted wardrobe offers practical storage, making this a versatile and adaptable space.

### Games Room

23' 0" x 17' 3" (7.01m x 5.26m)

Situated above the garage, the games room is a versatile and spacious area, ideal for entertaining or as a large additional bedroom. The room features wood-effect laminate flooring, recessed spotlights, rear-facing windows, and a Velux window, flooding the space with natural light. With its generous proportions, this fantastic room offers flexibility to suit a variety of family and leisure needs.





## REAR GARDEN

The property occupies an impressive garden of approximately one acre, largely enclosed by timber fencing and hedging, providing privacy and security. A terrace runs the full length of the rear of the house, offering a superb vantage point over the garden and beyond. External electric points and water connections enhance the functionality of the outdoor space. The garden features a large area of mature woodland, which is floodlit at night, creating a magical ambience. Beyond the woodland, the property enjoys stunning views over open countryside, including the Forth Bridges and the surrounding fields. The current owners are gifting the BBQ house, and a large green shed provides additional storage. Expansive lawns, mature trees, and shrubs create a peaceful, private setting, ideal for family life, entertaining, and enjoying the beautiful country outlooks.

## FRONT GARDEN

The property is approached via a grand entrance with stone walls, leading onto an extensive stone driveway capable of accommodating up to six vehicles. The front garden features a lawned area with mature trees and shrubs, providing a pleasant and welcoming setting. From here, there are lovely views over the estate paddocks, creating a sense of space and tranquillity as you arrive at this impressive home.

## GARAGE

### 4 Parking Spaces

An impressive feature of the property, the garage appears as a double garage from the exterior but offers the width of a double and the length of three garages, providing ample space for storage and up to four-plus vehicles. The current owners are gifting the car lift and some of the storage units within the garage. The space also houses the boiler, with the property heated via LPG from a tank discreetly located underground in the front garden. The garage is fitted with electric up-and-over doors for convenience, as well as a wooden door providing direct access to the rear garden. This highly versatile and generously sized garage is ideal for vehicle enthusiasts, extra storage, or even workshop use, making it a standout feature of the home.



20 Newlands, Kirknewton, EH27 8LR



Approx. Gross Internal Floor Area 6129 sq. ft / 569.47 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



## RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

