



2 Station Mews, Kirknewton, West Lothian, EH27 8BZ

Tastefully Presented & Spacious, Five-Bedroom, Detached Home with Gardens, Garage & Driveway

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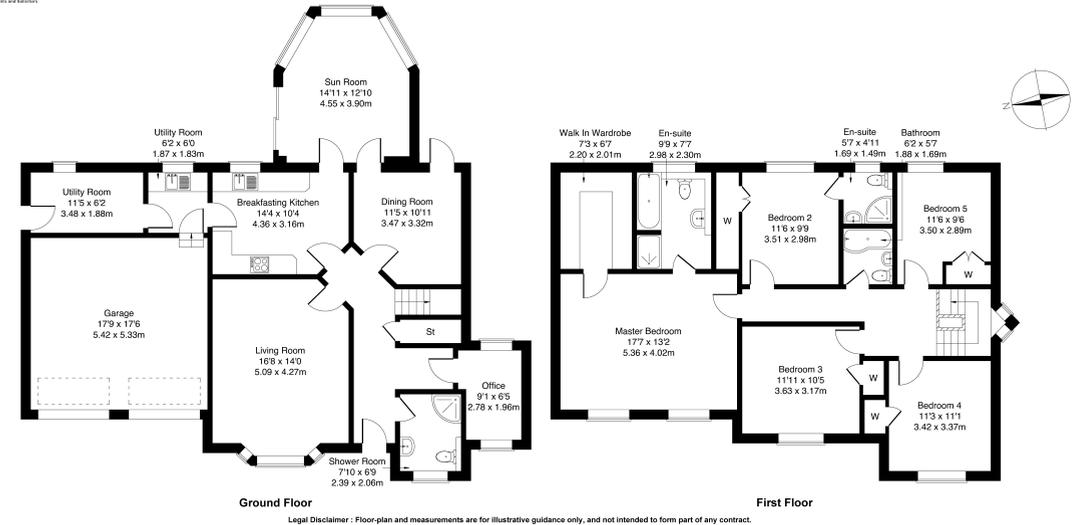
Property Description

Tastefully presented and exceptionally spacious, this five-bedroom detached family home enjoys a peaceful end-of-cul-de-sac setting beside open green space in the desirable semi-rural village of Kirknewton. Boasting generous gardens, a double garage and driveway, and wonderful open views across surrounding farmland, the property perfectly balances countryside tranquillity with excellent commuter links. Comprises: halls, a living room, a dining room, a kitchen, utility rooms, a sunroom, five flexible double bedrooms, two en-suites, a family bathroom, and a ground-floor shower room. Features include a quality, fitted kitchen with integrated appliances, generous luxury bathrooms, light, tasteful decor, gas central heating, double glazing, and contemporary flooring. Additionally, there is superb storage provision, including integrated bedroom wardrobes, a walk-in dresser for the master bedroom, a loft and a double garage with power and lighting. Externally, the property benefits from a generous plot that incorporates lawns, tall privacy hedging, an adjoining greenhouse, and the double driveway.

A welcoming outdoor porch leads through a glazed door into a wide reception hall, providing access to much of the ground floor, including a practical understair storage cupboard. Positioned to the front, the bright and elegant living room is enhanced by a bay window that fills the space with natural light, complemented by neutral decor and carpeted flooring. To the rear, the well-proportioned kitchen is fitted with quality units, marble-effect worktops, tiled splashbacks and a sink with a drainer. Integrated appliances include an eye-level double oven, a gas hob with an extractor hood, a fridge/freezer and a dishwasher. Finished with tiled flooring and spotlighting, the kitchen flows seamlessly into a generous sun room—currently arranged as a gym—where expansive glazing creates a wonderfully light-filled space, with superb farmland views and patio doors opening directly onto the rear garden. Set off the kitchen, a separate utility room offers additional fitted storage, a sink, and space for laundry appliances, while a second utility/boot room provides flexible storage and direct external access—ideal for family life. Also to the rear, a versatile dining room (presently used as a home office) connects to the sun room. Completing the ground floor accommodation is a further front-facing office, as well as a contemporary shower room featuring a modern suite, tiled finishes and a ladder-style radiator.

Upstairs, the particularly spacious master bedroom enjoys twin windows, fitted carpeting, an impressive walk-in dressing room with built-in wardrobes, and a generous en-suite bathroom complete with separate bath and large shower enclosure, tiled surrounds, spotlighting and a heated towel radiator. Bedroom two also benefits from an en-suite shower room and built-in wardrobe storage, while three further well-proportioned bedrooms each include integrated wardrobes. A family bathroom fitted with a traditional-style suite, shower over bath, tiled finishes, a fitted mirror and a heated towel rail completes the accommodation.

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Approximate Gross Internal Area: (2562 sq ft - 238 sq m.)



Area Description

Kirknewton is a quiet village with a historic stone-built centre complemented by more modern residential developments on the outskirts. The high street offers local shops, a post office, a pub and a takeaway, with additional retail and supermarket options available in Livingston and on the western edge of Edinburgh, including Hermiston Gait and The Gyle. The village has its own primary school, just a short walk from the property, along with a park with a children's playground, and nearby

leisure facilities include Dalmahoy, Ratho Park and Hatton Sports Club. The surrounding countryside provides excellent opportunities for walking and other outdoor pursuits. The A71 and A70 provide convenient road links, and Kirknewton benefits from its own railway station, within a few minutes of the property, providing quick links to Edinburgh and Glasgow, as well as a regular bus service to Livingston and Edinburgh.





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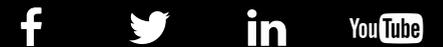
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