



Kirknewton Mains

Kirknewton Mains, Kirknewton, West Lothian

Galbraith

Rural smallholding with farmhouse, large field, and outbuilding

Kirknewton 1.6 miles Livingston 6.3 miles Edinburgh 11.8 miles

2.83 Ha (6.99 Acres)

 3  1  1

1 reception room. 3 bedrooms

Rural location yet close to amenities and schooling

Picturesque farmhouse with flexible accommodation

The field to the rear is approximately 6.25 acres

The farmhouse is in need of some modernisation

Offers Over £500,000

SITUATION

Kirknewton Mains farmhouse is set within a working arable farm and used to serve as the farmhouse for the local farmer. For commuters the local train station is minutes away and there are direct road links to Edinburgh and Livingston.

Schooling is available at Kirknewton Primary and West Calder High School. Private schooling is available at the nearby Clifton Hall School as well as more options in Edinburgh.

There is a broad range of recreational facilities including equestrian and countryside parks providing attractive country walks. Leisure facilities are available at Dalmahoy Country Club and Xcite East Calder. There are also a variety of quality golf courses nearby.

DESCRIPTION

Formerly a farmhouse now a smallholding in need of some modernisation. Opportunities and possibilities are varied to turn this property into a rural family home that is close to local amenities. Spread across two floors the property offers flexible accommodation ideal for the modern family.

ACCOMMODATION

Ground Floor: Kitchen, sitting room, double bedroom, and shower room.

First Floor: Two double bedrooms and large storage cupboard.

GARDEN (AND GROUNDS)

Large garden mostly laid to lawn, surrounded by a well maintained fencing, the garden also features various areas of planting and mature trees. Beyond the garden the property benefits from approximately 6.25 acres of land as well as a large Nissen Hut.



FLOOD RISK

Flood maps of the area can be viewed at
<https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

THIRD PARTY RIGHTS OF ACCESS

The purchaser will be granted a right over access over the private road leading from the A71 to the farmhouse.

DIRECTIONS

From Wilkieston head west on the A71 for 0.9 miles then take the second left and follow the private road for 0.3 miles.

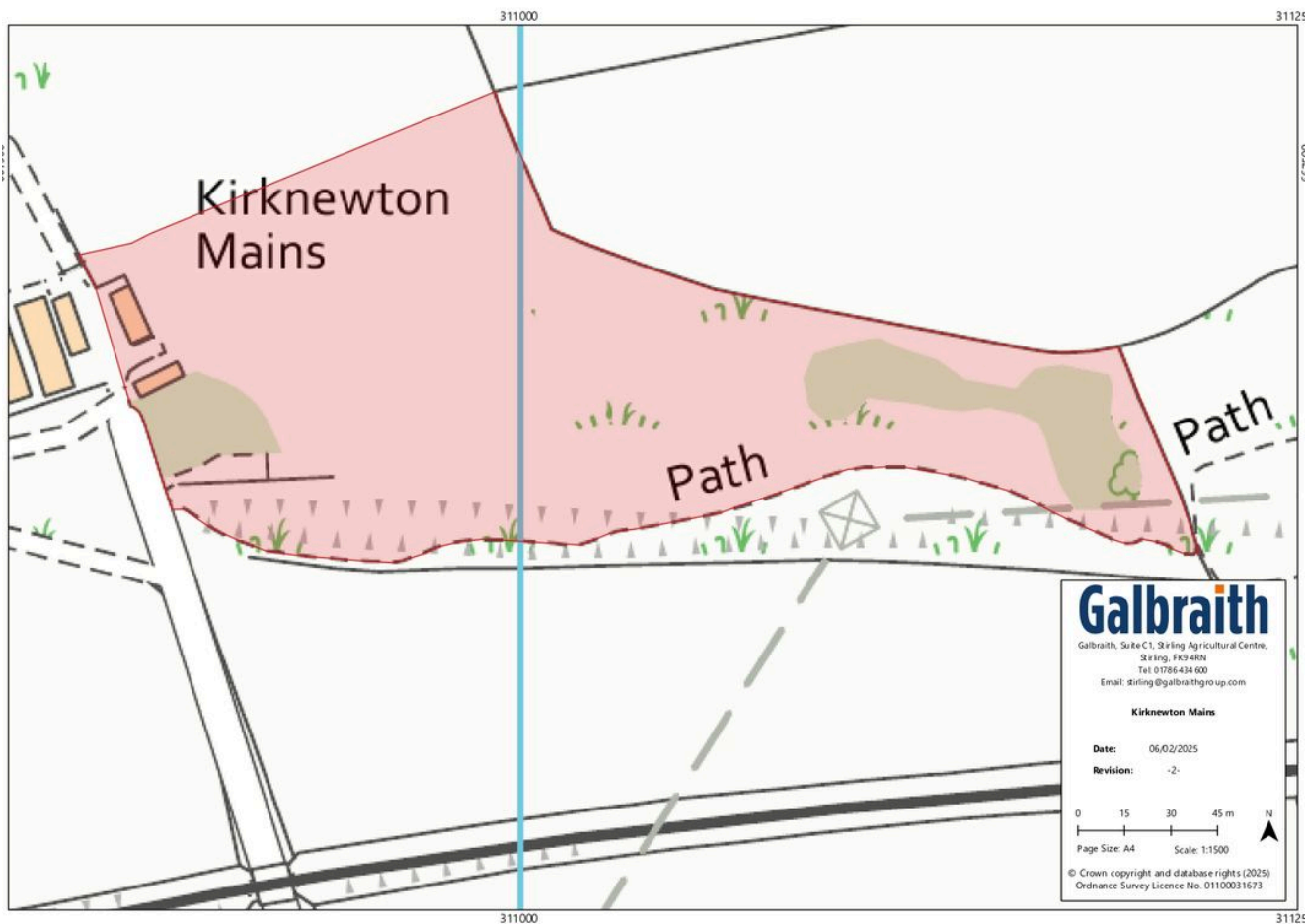
FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.





Map Reference: _Kirknewton Mains_A4_Rev 2_20250206



IMPORTANT NOTES:

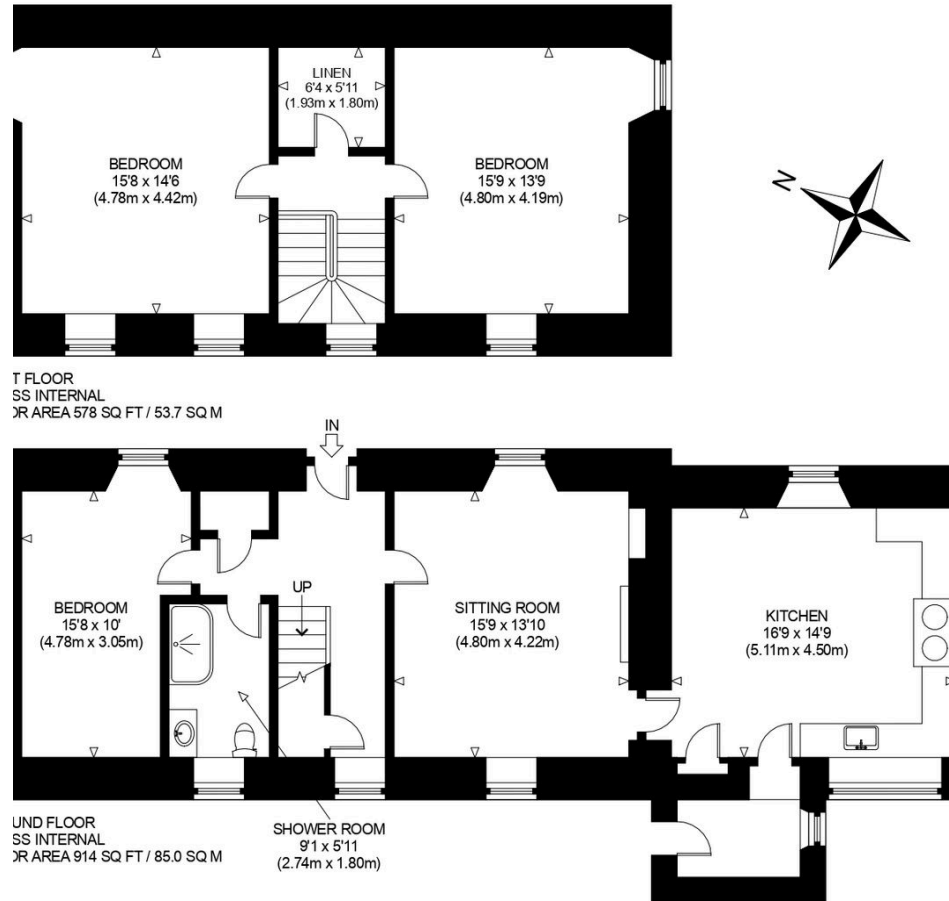
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 25/02/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Plans

Total Area: 138.7m²



KIRKNEWTON MAINS FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1492 SQ FT / 138.7 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

Viewings

Strictly by appointment with Galbraith Stirling Tel: 01786 434600 Email: stirling@galbraithgroup.com

Listing

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Tenure

Freehold

Local Authority

West Lothian Council

Council Tax

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EPC

E

Services

Water

Mains Supply

Electricity

Mains Supply

Drainage

Private Supply

Central Heating

Oil

Internet

FTTC

Additional Information

Viewings are strictly by appointment with the agent



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galbraith.com

Galbraith