



  
**McEwan Fraser Legal**  
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**9 Wilkieston**  
KIRKNEWTON, WEST LOTHIAN, EH27 8BE





# KIRKNEWTON

WEST LOTHIAN,  
EH27 8BE

The small village of Wilkieston lies approximately 10 miles from Edinburgh City Centre. The village is sandwiched between Ratho, Kirknewton and East Calder which provides a good range of local amenities. More extensive shopping can be found in Livingston or South Gyle Shopping centre. Dalmahoy golf course is also right on your doorstep as are the Edinburgh International Climbing Centre and Wavegarden Scotland, due for completion in 2021.

The area is also served by a mainline railway station at Kirknewton approximately 1.4 miles away and a regular bus service along the A71 going to both Edinburgh City Centre and Livingston. The M8 and M9 are a short drive away as well as Edinburgh International Airport which is approximately 5.6 miles away, making travelling to any destination relatively easy.





# 9 WILKIESTON

KIRKNEWTON,  
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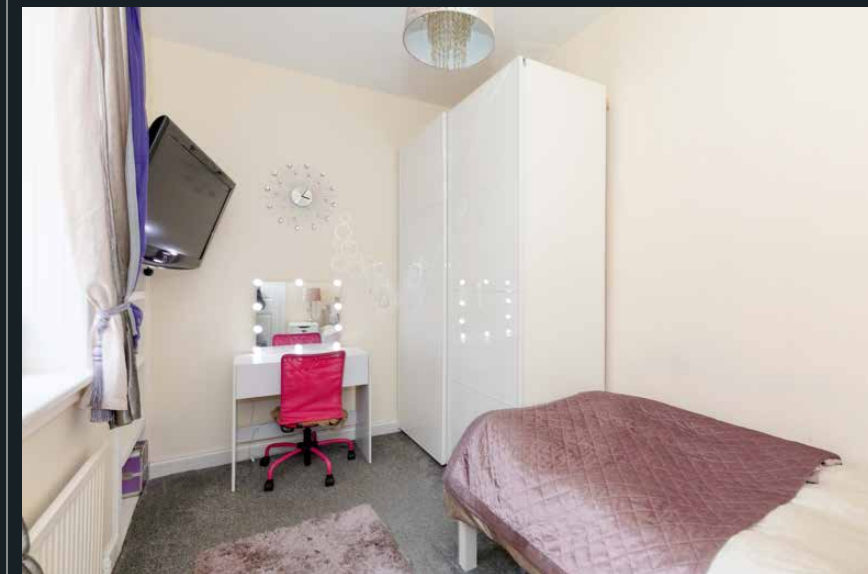
McEwan Fraser Legal is delighted to offer this fantastic development opportunity to the market. The site currently comprises an extended three bedroom detached cottage with large grounds which have existing planning permission for two generous semi-detached cottages in keeping with neighbouring properties. The existing property has previously had permission for a further loft conversion. Subject to this being updated, there is excellent potential to develop and resell all three properties.

## EXISTING PROPERTY

The current detached cottage has already been extended and is presented to the market in good internal order. There are two generous double bedrooms either side of the front door, a third good sized single bedroom and contemporary bathroom in the original building. The subsequent extension has provided a superb living space which includes a large well-fitted kitchen, dining area and reception space. There is an open rear aspect and bi-fold doors opening onto decking at the side. The property sits at the end of a large gated driveway and benefits from gas central heating and double glazing.









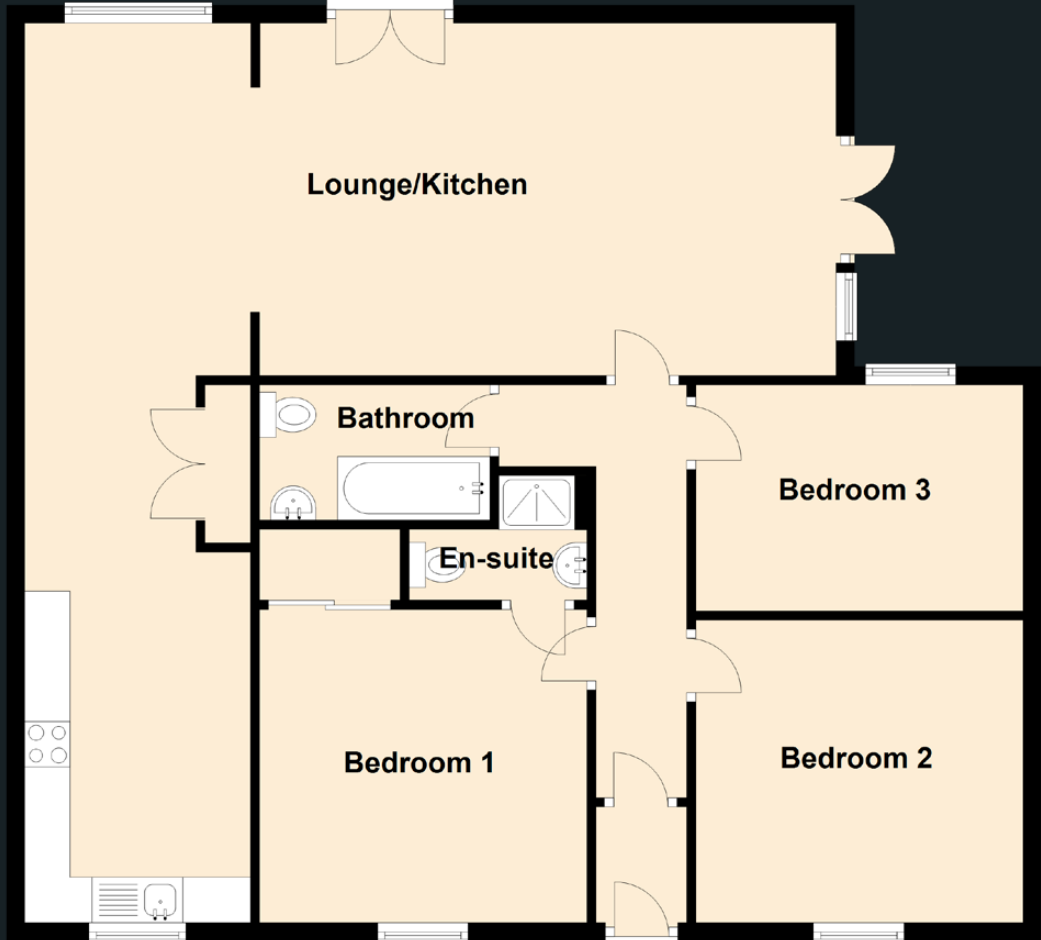


“PRESENTED TO THE MARKET  
IN GOOD INTERNAL ORDER”



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	9.90m (32'6") x 8.95m (29'4")
Bedroom 1	3.61m (11'10") x 3.45m (11'4")
En-suite	1.96m (6'5") x 0.78m (2'7")
Bedroom 2	3.61m (11'10") x 2.98m (9'9")
Bedroom 3	3.61m (11'10") x 2.38m (7'10")
Bathroom	2.54m (8'4") x 1.49m (4'11")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: D

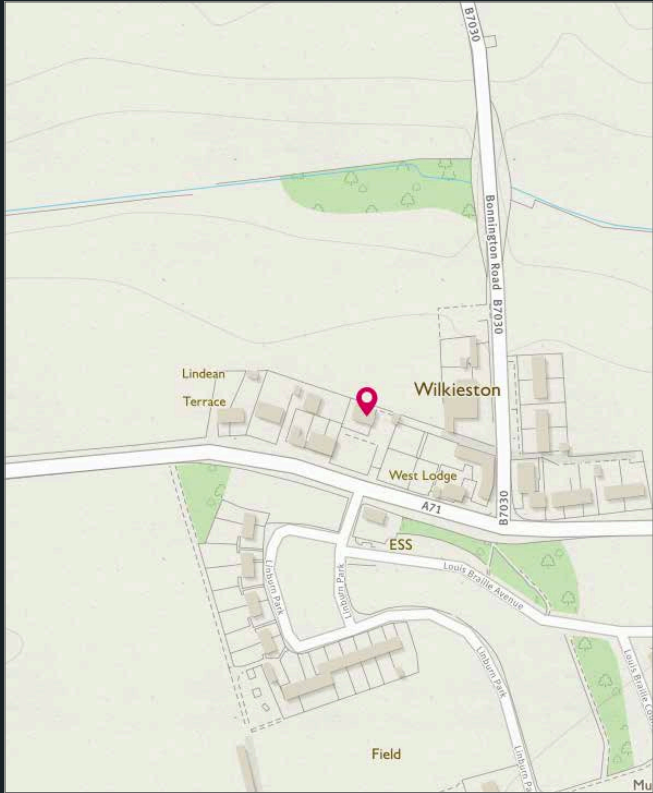


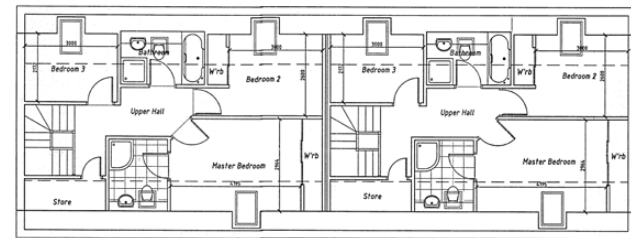
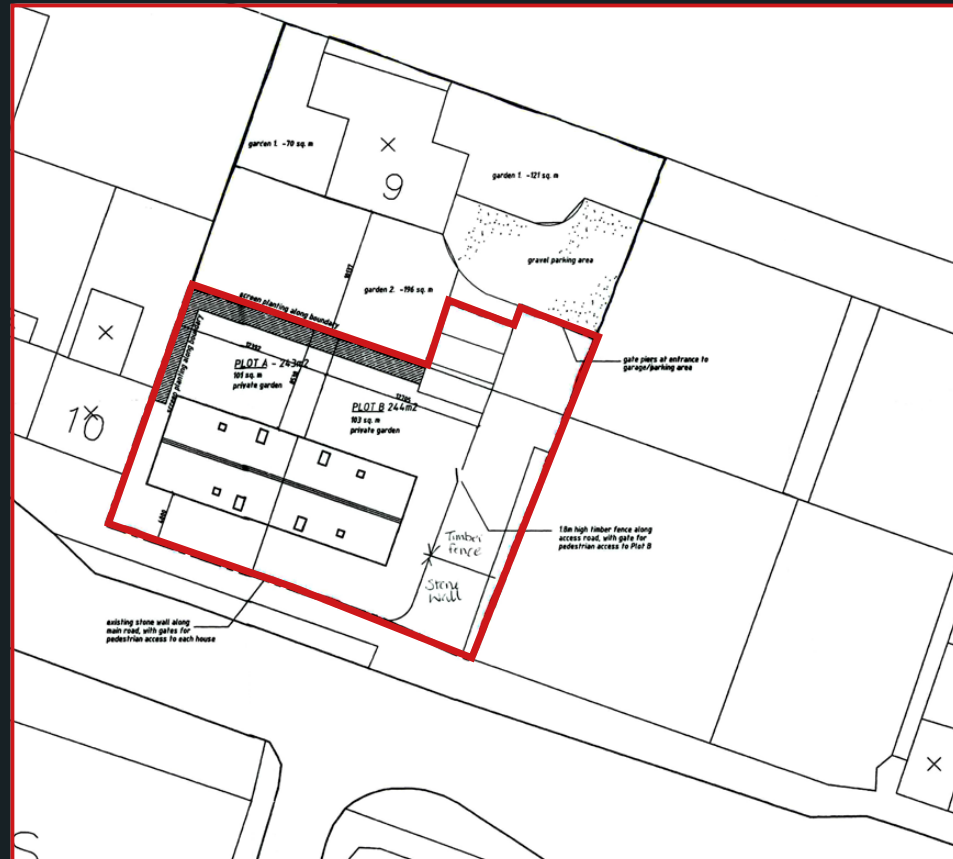
Image credit: <https://www.outline-survey.co.uk/sample/>



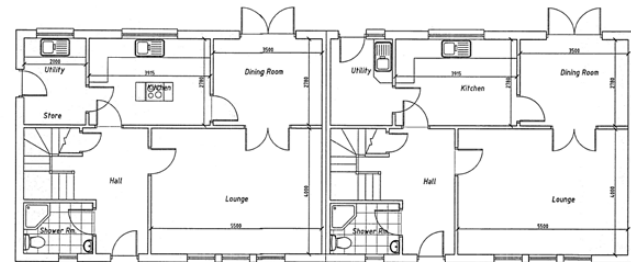
## DEVELOPMENT PLOT

The existing property sits back some distance from the road. This has created an ample plot of land which has been granted planning permission for two semi-detached cottages which are in keeping with similar properties in the immediate area. Each comprises two public rooms, kitchen, en-suite master bedroom, two further bedrooms, master bathroom and utility room extending to over 100m<sup>2</sup>.

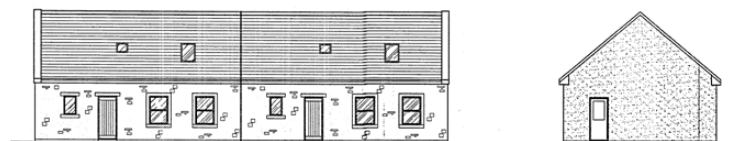
Planning reference: LIVE/0813/FUL/08 ([planning.westlothian.gov.uk/publicaccess/](http://planning.westlothian.gov.uk/publicaccess/))



First Floor Plans 1:50



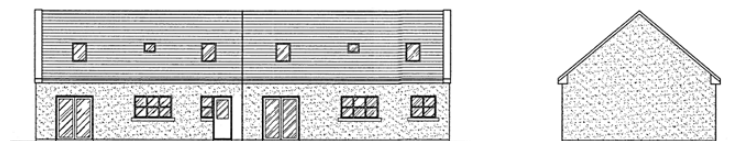
Ground Floor Plans 1:50



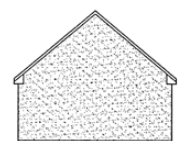
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100







# McEwan Fraser Legal


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