

Kirklands Cottage

WINCHBURGH, WEST LOTHIAN, EH52 6PT



VERSATILE, 3 BED, WITH OFFICE,
DETACHED COTTAGE



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Set against the rolling backdrop of Winchburgh's peaceful countryside, Kirklands Cottage is the kind of home that charms you from the very first step. This beautifully extended stone-built cottage offers a rare blend of traditional character and generous, flexible living—all wrapped up in a single-storey layout that's as practical as it is inviting.

"...an effortlessly stylish space with soft neutral tones, a feature fireplace, and room to comfortably host eight around the table..."

THE PROPERTY

Step inside and you're welcomed by a long, elegant hallway that stretches across the front of the home, filled with natural light and warmed by soft wooden flooring underfoot. Immediately to your right, you'll find the formal dining room—an effortlessly stylish space with soft neutral tones, a feature fireplace, and room to comfortably host eight around the table. It leads seamlessly into the country-style kitchen, where green/beige kitchen cabinets, tiled splash-backs, and a mix of grey quartz and wooden countertops create a warm, welcoming vibe for home cooks and hungry guests alike. There is a very useful pantry off the dining room close to the kitchen.









LIVING ROOM

Crossing back past the entrance to the other side of the home, you'll step into the main lounge. This vaulted haven features exposed beams, with wood-burning stove, and large windows framing views of the garden beyond. The décor blends soft greys, warm woods, and inviting textures—creating a room that's equal parts statement and sanctuary.







Back in the hallway, continue along to discover the show-stopping family bathroom—a joyful blend of colour and charm. With its vibrant fuchsia feature wall, turquoise textured tiles, and a sleek freestanding bath, it's the kind of space that lifts your mood the moment you walk in.

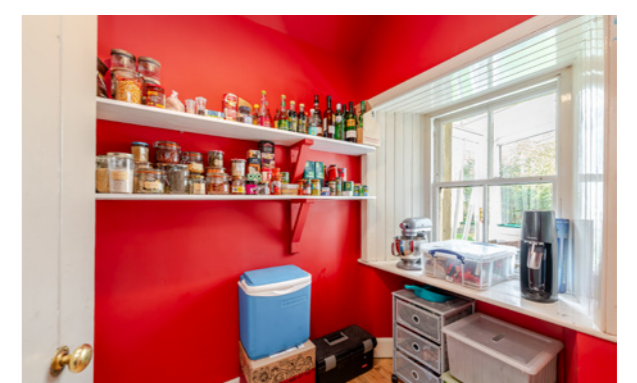


MASTER BEDROOM

From the sitting room, step into the elegant master suite—a tranquil, spacious bedroom finished in soft, restful tones with plush carpeting underfoot. It's complemented by a sleek en suite shower room, creating a private haven tucked away from the rest of the home. Just next door, a versatile bonus room currently styled as a dressing room adds even more flexibility—ideal for a home gym, office, or occasional bedroom. To the rear, a handy utility room provides a discreet and practical space for laundry and additional storage, keeping day-to-day living beautifully organised.





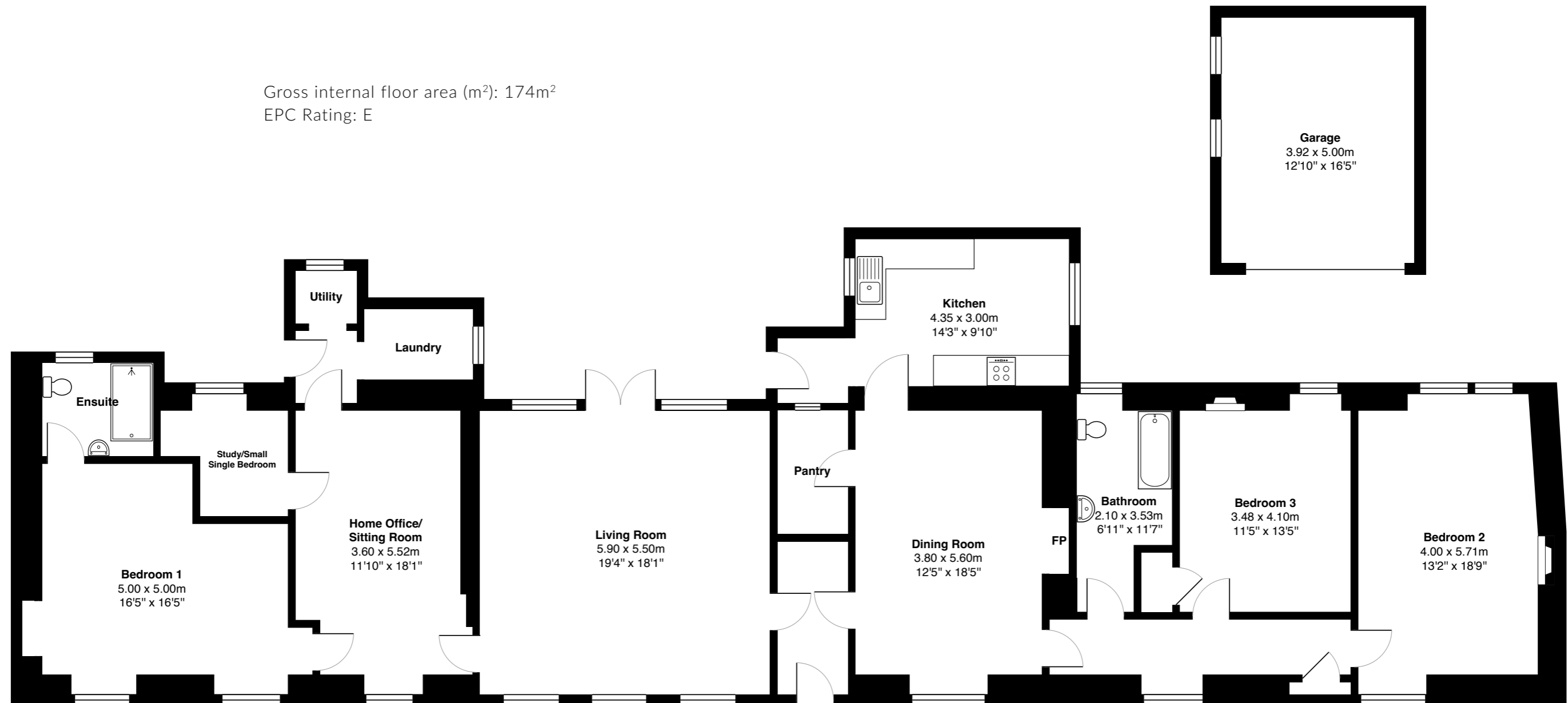


Bedroom 2 is a spacious, bright double bedroom with dual aspect windows and an original fireplace. Bedroom 3 is also a generous double bedroom with original fireplace, currently used as a TV room.



AERIAL DRONE VIDEO CAN BE VIEWED [HERE](#)

Gross internal floor area (m²): 174m²
EPC Rating: E



“... the charm continues with a generous garden featuring a mix of lawn, patio, and planting borders...”

THE EXTERIOR

Outside, the charm continues with a generous garden featuring a mix of lawn, patio, and planting borders. A detached garage and private parking offer practicality, while the soft stone façade and country views complete the postcard-perfect picture.

The location also makes it perfect for professionals and commuters alike, with excellent transport links placing Edinburgh and surrounding areas within easy reach.

Kirklands Cottage is more than a home—it’s a warm, character-filled retreat where thoughtful design, countryside calm, and everyday convenience come together effortlessly.







KIRKLANDS COTTAGE

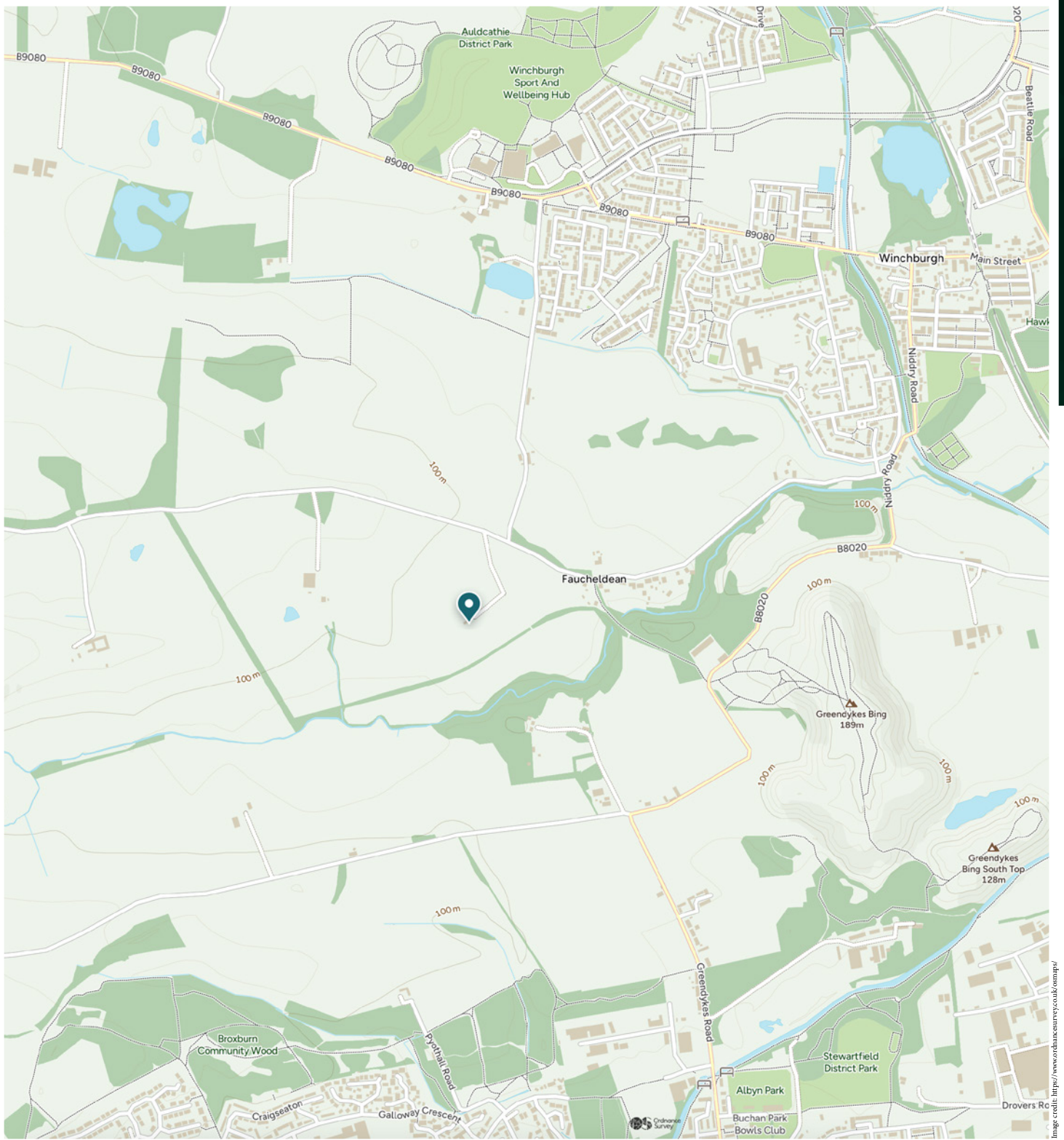


THE LOCATION

Winchburgh is a thriving village in West Lothian that offers the best of both worlds: the charm of a peaceful rural setting with the convenience of being just 12 miles from the heart of Edinburgh. Its location makes it a popular choice for those who want to enjoy a quieter pace of life while staying closely connected to the city. Commuting is easy, with excellent road links including quick access to the M9 and M8 motorways, and Edinburgh Airport is just a short drive away. There are plans for a future railway station in the village, which would further enhance connectivity and offer even more options for direct travel into Edinburgh and beyond.

The village has also become a popular spot for families, thanks in part to its excellent educational facilities. Winchburgh is home to a growing number of primary and secondary schools, including Winchburgh Primary School, Holy Family Primary school, Winchburgh Academy and Sinclair Academy, which are all within walking distance from the property. This makes day to day family life all the more convenient

In recent years, Winchburgh has seen considered development, with new schools, green spaces, and community amenities being introduced to support a growing population while retaining the village's welcoming atmosphere. Whether you're heading into the city for work, study, or leisure, or simply enjoying countryside walks and the slower pace of village life, Winchburgh makes it all comfortably accessible.



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