

SIMPSON & MARWICK



Castle House, 27 High Street, Kirkliston, Edinburgh, EH29

088



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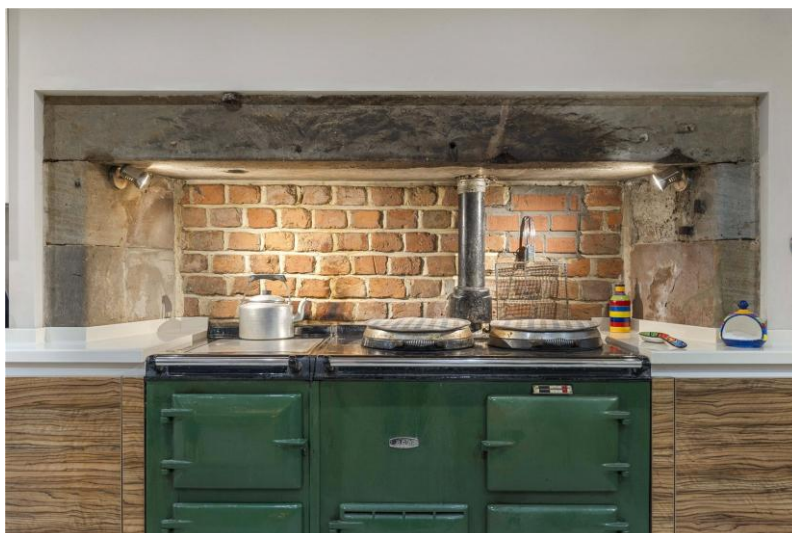
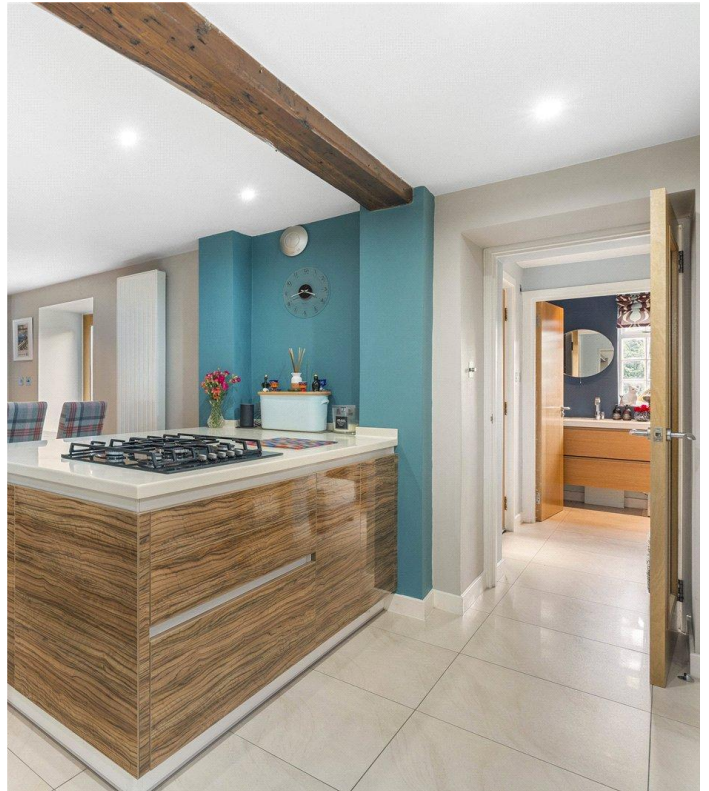
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EPC: C (76)

Council Tax - G

Exceptional three-storey Category B Listed home with beautiful interiors and sunny south-facing garden.



- • Exceptional three-storey home
- • Category B Listed; beautifully restored and remodelled
- • Elegant open-plan kitchen
- • Dual aspect sitting and dining room
- • Gas fires to lounge and bedroom
- • Four double bedrooms
- • Three luxurious bathrooms
- • Sunny south-facing courtyard
- • Driveway parking for several cars
- • Private garden with greenhouse

Castle House is a truly special three-storey historic home, Category B Listed and dating back to 1682. Thoughtfully restored in 1983 and comprehensively remodelled in 2010, the house now offers a wonderfully balanced family residence where period character, natural light and contemporary living sit effortlessly side by side. Set within a generous and private plot in the very heart of Kirkliston, the property enjoys immediate access to village amenities alongside excellent transport connections.

The ground floor opens into a welcoming entrance hallway with practical storage and access to the striking turnpike turret stair – a beautiful architectural feature that anchors the home. At the heart of Castle House lies the impressive open-plan kitchen, dining and sitting room: a superb everyday living space designed for both relaxed family life and entertaining. Finished to a high standard, this bright and expansive room flows naturally between zones, with a cosy snug area centred around a feature gas fire and a generous dining space opening directly onto the sunny, south-facing courtyard – ideal for indoor-outdoor living during warmer months. To the rear, a discreetly arranged utility area and guest W.C. complete the ground floor accommodation.

The first floor offers two substantial double bedrooms, both filled with light and period charm. One enjoys treble-aspect windows and a feature gas fire, making it equally suited as an elegant sitting room or impressive bedroom, while the second benefits from dual-aspect windows and excellent proportions. A useful linen cupboard sits off the landing, alongside a spacious, fully tiled family bathroom featuring a large walk-in mains shower, separate bath, vanity unit and twin heated towel rails.

The second floor provides a sense of privacy and retreat. The generous principal bedroom enjoys dual-aspect windows and is complemented by a sleek ensuite shower room with walk-in mains shower and twin wash-hand basins. A further double bedroom, also dual-aspect, benefits from its own modern ensuite shower room, making it ideal for guests or older family members. The landing also provides access to the attic for additional storage.

Externally, Castle House is surrounded by beautifully maintained private grounds that enhance both the lifestyle and charm of the home. The rear garden features a laid lawn, established flower beds, an apple tree and garden shed, creating a peaceful and attractive outdoor setting. The enclosed south-facing courtyard is a particular highlight – sheltered by a traditional stone boundary wall and complete with a charming greenhouse, it is perfectly positioned to enjoy sun throughout the day. To the rear, a tarmacked driveway provides parking for several vehicles.

The property benefits from gas central heating, with underfloor heating in the main bathroom and principal ensuite. Windows are predominantly timber single-glazed with secondary glazing, alongside one triple-glazed window.

Location

Kirkliston is a historic village located just ten miles west of Edinburgh city centre, offering an ideal balance of peaceful village living and convenient urban access. The village provides a range of local amenities, including convenience shopping, Kirkliston Primary School, a public library, GP and dental practices, a traditional village pub, a restaurant, and various parks and leisure facilities. For a broader selection of shops, dining, and entertainment, residents benefit from easy access to The Gyle Shopping Centre, Livingston Designer Outlet and cinema complex, and nearby South Queensferry. Excellent transport links include the City Bypass, M8 and M9 motorways, as well as Edinburgh Airport and Dalmeny Rail Station.

Fixtures and Fittings

All integrated kitchen appliances are included in the sale. Window blinds, some curtains, and light fittings will also remain. Fitted bathroom mirrors are included, however all free-hanging mirrors and artwork will be removed



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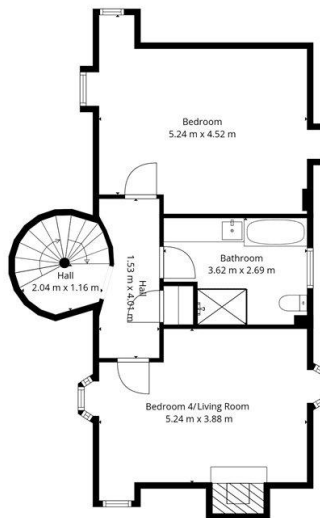
27 High St
Kirkliston EH29 9AY, UK

Approx Gross Internal Area:
2433 Sq Ft (226 Sq M)

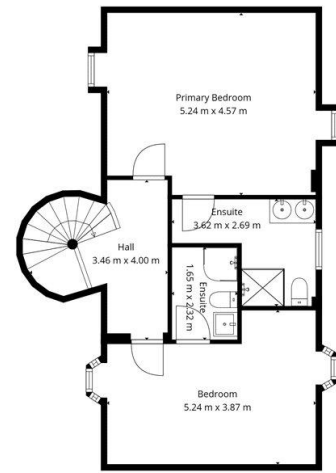
For Identification purpose only. Not to scale.
www.weare96.com



Floor 1



Floor 2



Floor 3

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		