



lindsays | for moving home

Claylands Farm, Claylands Road,
Edinburgh EH28 8LZ



A unique mixed-use site comprising a residential 4 bedroom family home, three commercial buildings, ample parking and spacious garden ground

 4 Bed  3 Bath  2 Reception

A unique mixed-use site comprising a residential family home, three commercial buildings, ample parking and spacious garden ground. The site extends to approximately 2.5 acres and lies on the southern fringes of Newbridge and with excellent access to the M8 and M9 motorways. The residential property extends to approximately 2563 SQ FT and the commercial buildings total approximately 3440 SQ FT. The three commercial buildings (formerly farm steadings) had previously been utilised as a successful children's nursery and there is scope for a number of commercial and business uses in these buildings. The residential property is a substantial detached former farmhouse over two floors with four bedrooms, three public rooms, three bathrooms and a large dining kitchen. The range cooker, fridge drawer, and wine cooler will be included along with the washing machine and tumble dryer in the utility room. Large gardens include several timber outbuildings including a studio or garden office. Directions – follow Claylands Road until a right turn near the end of the road. Follow this right turn take the next right where there is a sign for Claylands Farm.

- Detached former farmhouse over two floors
- Four bedrooms, three bathroom, three reception rooms
- Three commercial buildings (all with kitchen and bathroom facilities)
- Ample parking
- Spacious garden ground
- Oil fired central heating
- EPC Rating D

Fixed Price £750,000

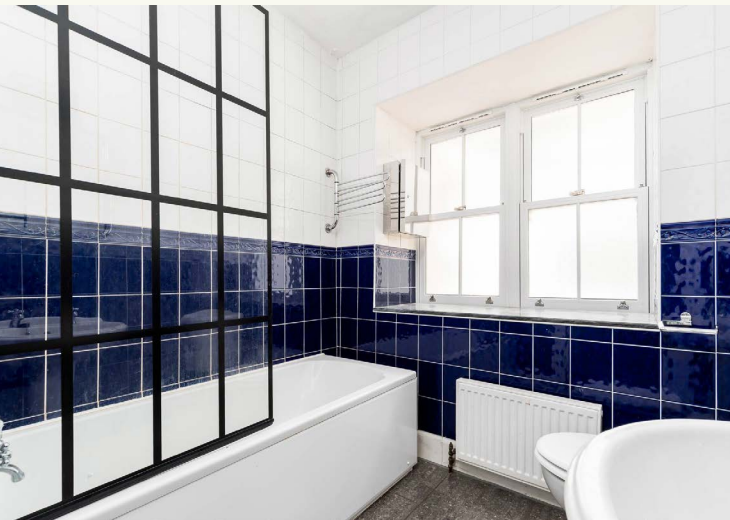






Area

The village of Newbridge lies within easy commuting distance of Edinburgh. Local shops cater for day to day needs with a wider range of shops available at The Gyle Centre and Hermiston Gait which is just a short drive away. In neighbouring Ratho and Kirkliston there are more extensive local amenities, medical facilities, a golf course and the famous Ratho Climbing Centre. Newbridge is an ideal location for anyone looking to commute to The Gyle, Royal Bank of Scotland Headquarters at Gogar, Edinburgh Airport, or Edinburgh city centre. It also provides easy access to the M8/M9 motorways and the central belt of Scotland.



Viewing

By appointment through Lindsay's on 0131 229 4040



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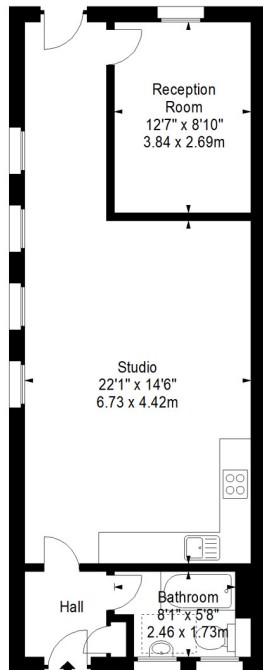


Approx. Gross Internal Area
2563 Sq Ft - 238.10 Sq M
Out Buildings

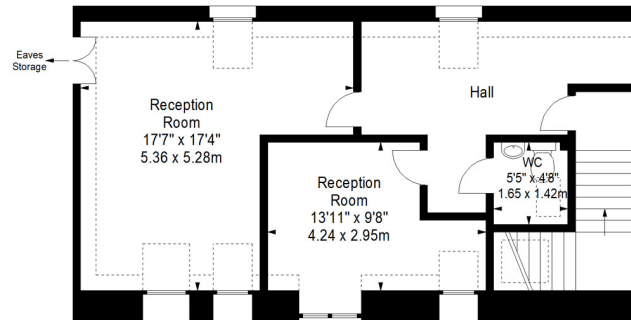
Approx. Gross Internal Area
3440 Sq Ft - 319.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



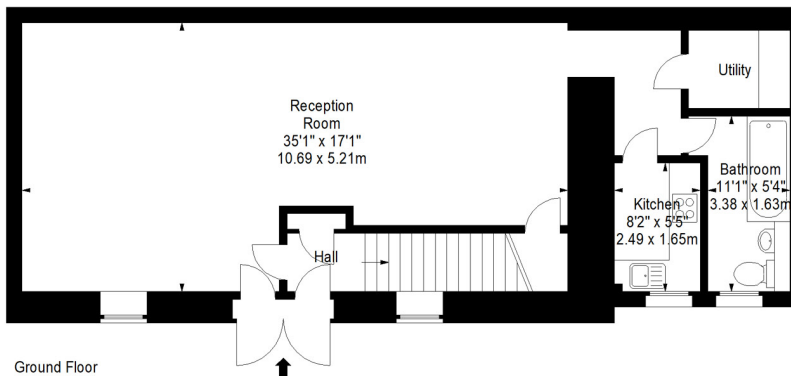
Ground Floor



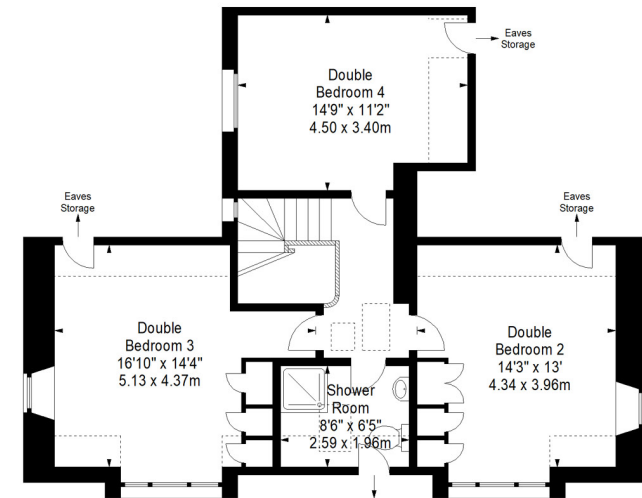
Ground Floor



First Floor



Ground Floor



First Floor



Ground Floor



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.