

INVEROE



STEADINGS

EIGHT DETACHED HOUSES · WEST LOTHIAN

INVEROE  
STEADINGS

A RARE PLACE

to call home.

Eight detached houses,  
privately set at the edge of  
the Pentland Hills —  
surrounded by open country,  
yet within easy reach of  
Edinburgh.







#### LOCATION

Edinburgh  
within reach.

The Pentlands  
at your door.

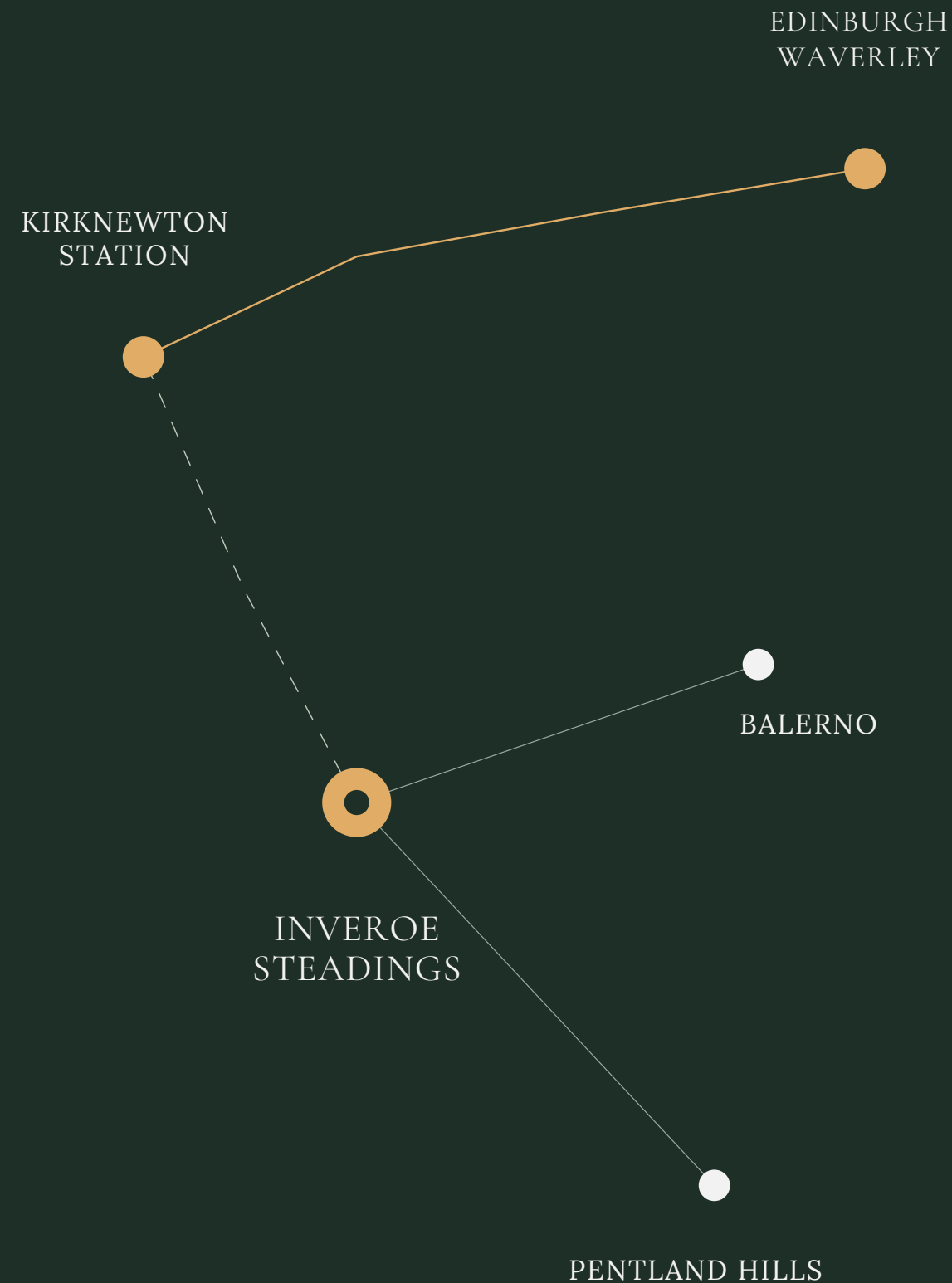
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A private country setting, with Edinburgh close enough for work, dining and culture — and the Pentlands on your doorstep, enjoy walks through the hills and local reservoirs.

#### THE LANDSCAPE

Open country.  
A different pace.

## INVEROE / CONNECTIONS



SCHEMATIC / NOT TO SCALE

## THE CONNECTION

A quieter place.  
A connected life.

Walk the Water of Leith from Balerno;  
explore Pentland paths or the woods of  
Almondell & Calderwood Country Park.

5

MIN BY CAR  
TO KIRKNEWTON STATION

25

MIN AVERAGE DIRECT TRAIN  
KIRKNEWTON TO WAVERLEY

Travel times vary. Rail average: ScotRail.

THE STEADINGS

Eight houses.  
One private  
setting.

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Secure electric gates lead to a quiet, private arrival.  
Eight homes sit beyond, with gardens opening  
towards the surrounding landscape.





## THE ARCHITECTURE

House Type 01.

Over 3,500 sq ft

5 bedrooms · all en suite

PLOTS 01 · 02 · 03 · 04 · 06 · 08

Byrehope · Allermuir · East Kip  
Castlelaw · West Kip · Hare Hill



THE ARCHITECTURE

House Type 02.

Over 3,700 sq ft

5/6 bedrooms · all en suite

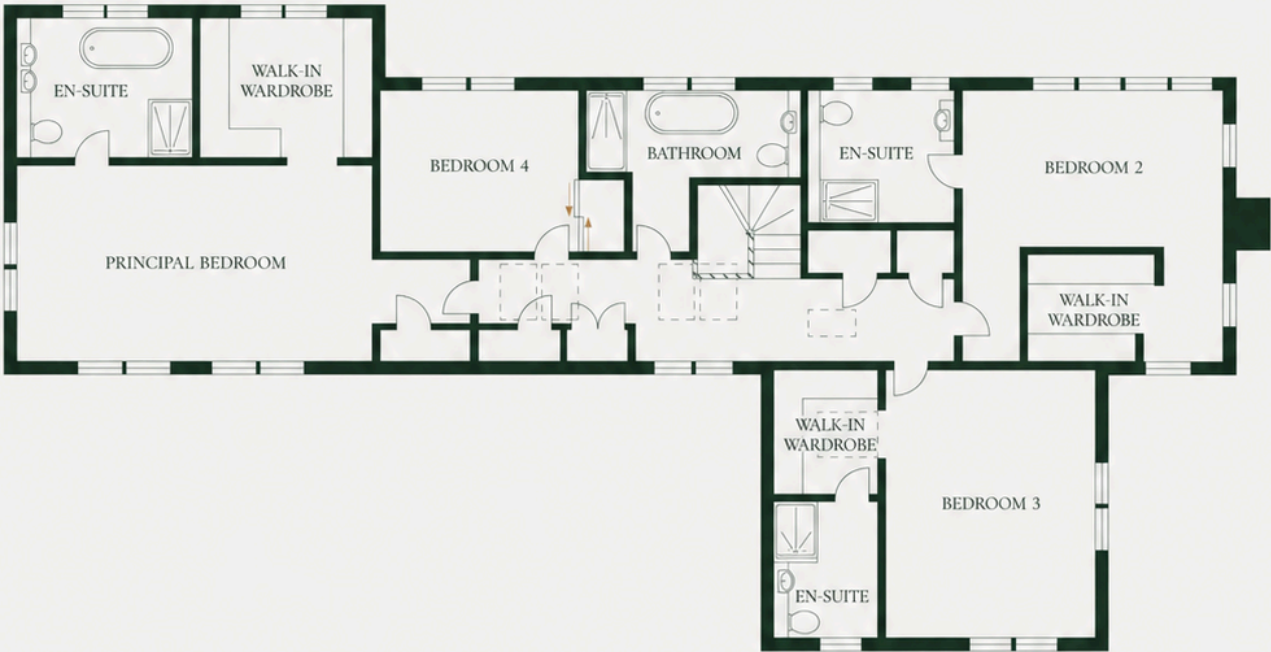
PLOTS 05 · 07

Inveroe House · Craigengar

# Floor Plan Type I

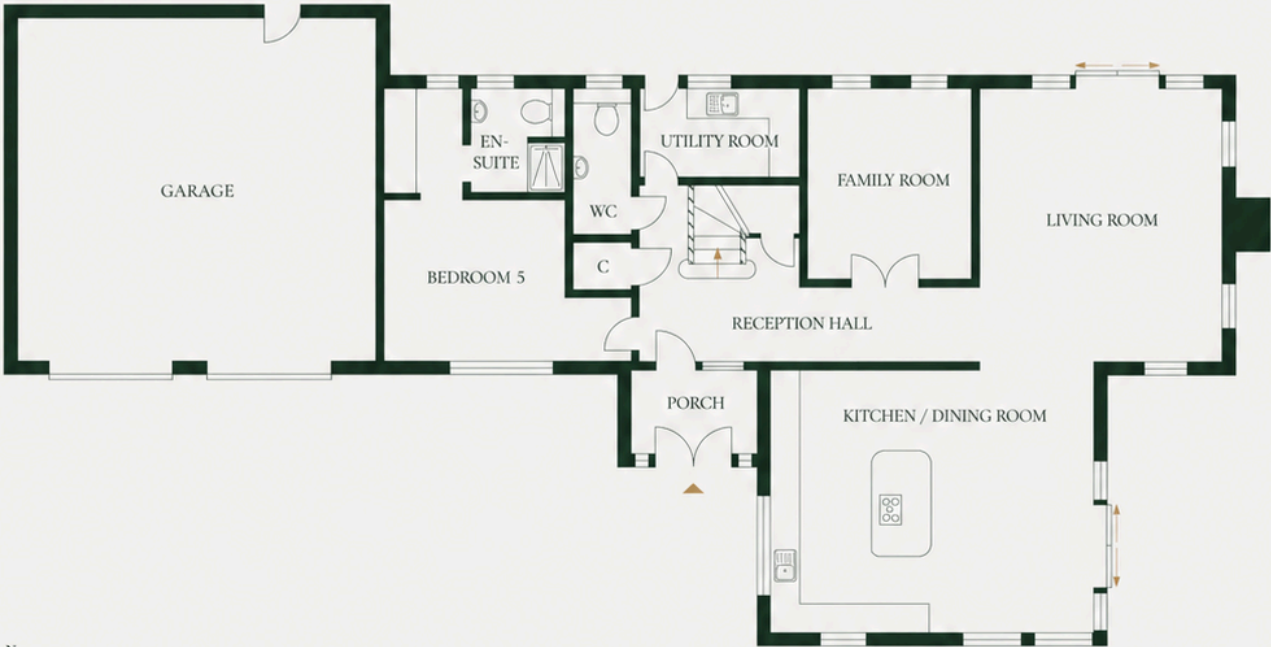
## FIRST FLOOR

188.2 m<sup>2</sup> // 2025.8 ft<sup>2</sup>



## GROUND FLOOR

139.1 m<sup>2</sup> // 1497.3 ft<sup>2</sup>



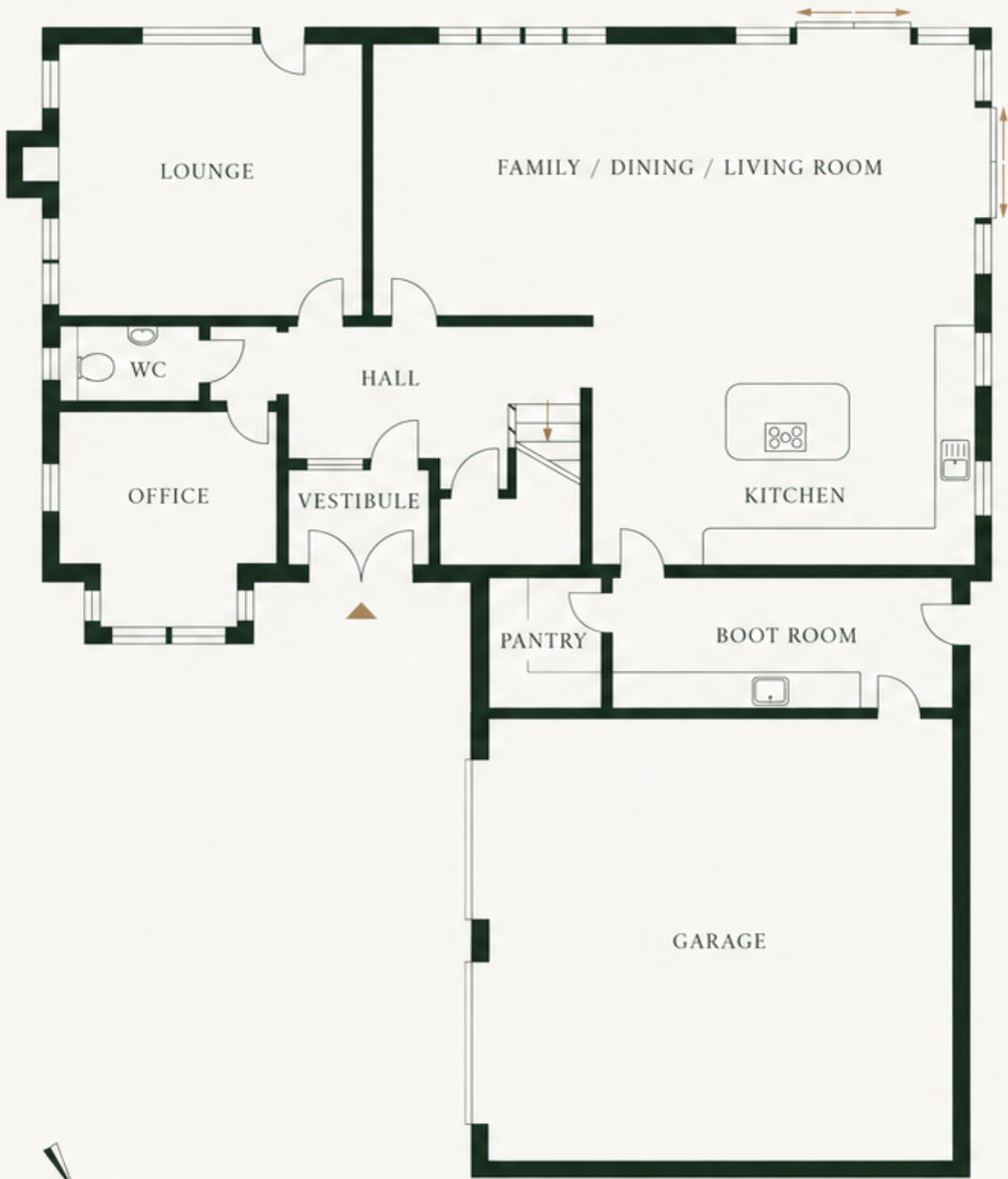
## TOTAL AREA

327.3 m<sup>2</sup> // 3523.1 ft<sup>2</sup>

# Floor Plan Type 2

## GROUND FLOOR

160.5 m<sup>2</sup> // 1727.6 ft<sup>2</sup>



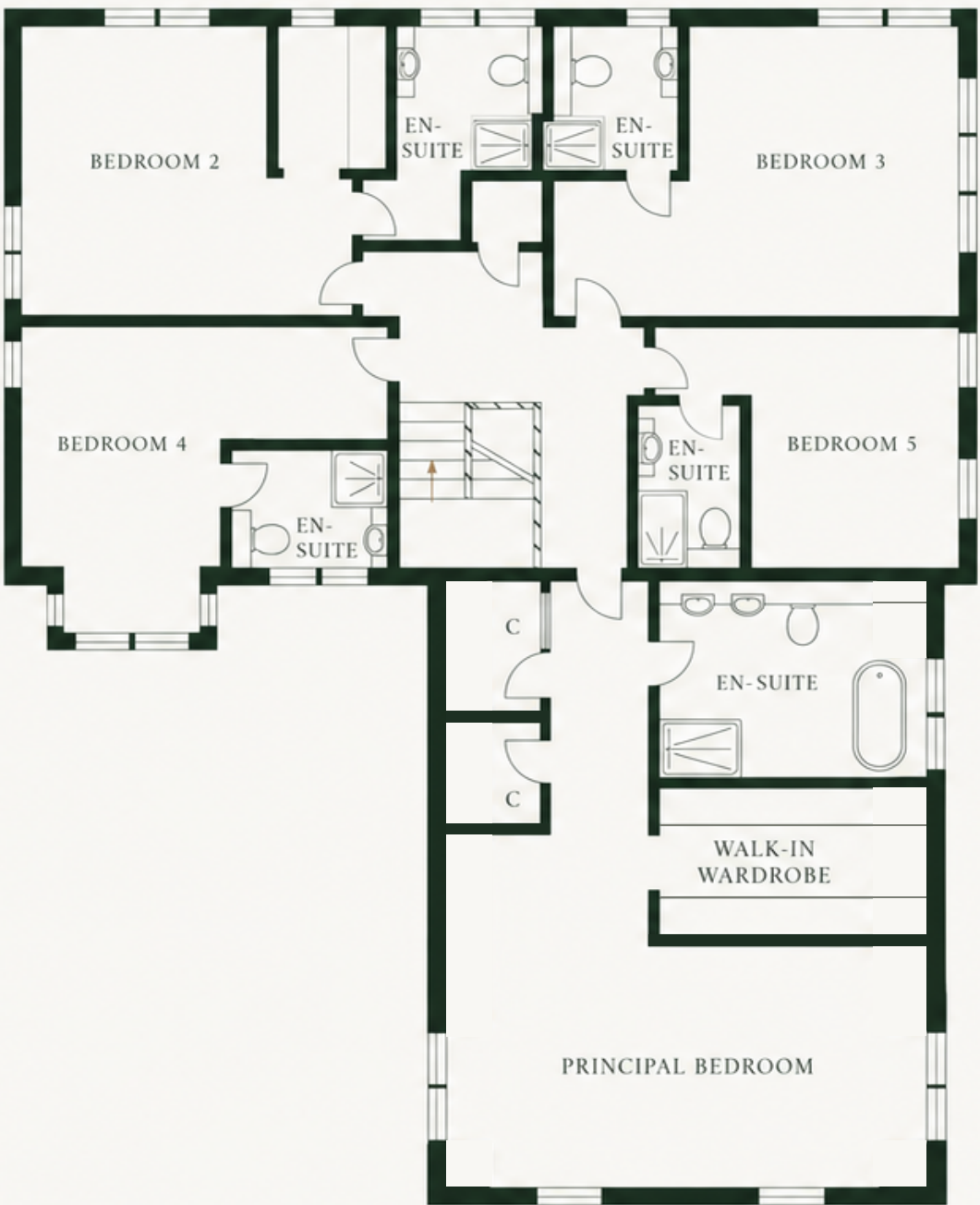
## TOTAL AREA

346.6 m<sup>2</sup> // 3730.8 ft<sup>2</sup>

APPROX. TOTAL EXCLUDING GARAGE

## FIRST FLOOR

186.1 m<sup>2</sup> // 2003.2 ft<sup>2</sup>



THE INTERIORS

# Made for light.

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Long views, open rooms and light  
from more than one direction.  
Space to spend the day.





## THE KITCHEN

# Inside, outside.

The kitchen opens onto the terrace, bringing cooking, dining and time outdoors naturally together. From quiet morning coffee to long lunches with friends, there is space to enjoy the day at your own pace.



#### A ROOM WITH A VIEW

The landscape  
never really  
leaves.

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Generous windows draw the surrounding trees and open countryside into everyday life. As the light changes through the day, the outlook gives each room a character of its own.



## MOVEMENT & PAUSE

# The house unfolds.

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Across both house types, the rooms of everyday life connect naturally. Spaces for gathering sit comfortably alongside quieter places to retreat. The balance makes each home feel open, settled and easy to live in.



GROUND-FLOOR HALL



FIRST-FLOOR LANDING



## PRIVATE ROOMS

# A quieter side.

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Soft light fills the bedrooms, with views across the surrounding trees and countryside. These generous, restful rooms offer space to unwind and a peaceful start to each day.



PERFORMANCE

Quietly  
efficient.

B Energy Efficiency Rating  
Current ratings: 82-84

A Environmental Impact (CO<sub>2</sub>) Rating  
Current ratings: 96-97

Based on the supplied certificates for plots 1-8. Ratings vary by home.

DESIGNED FOR EVERYDAY COMFORT

- Air source heat pump, radiators, electric
- High performance triple glazed windows
- Time and temperature zone control
- Excellent lighting efficiency
- 3-phase connection for EV charging in all garages



SELECTED SPECIFICATION

Considered down  
to the detail.

KITCHEN

Nobilie German Kitchen  
Cosentino Silestone Ethereal Glow  
Solid Worktops  
Compact oven with microwave - CM978GNB1B  
2 x Oven - HB978GNB1B  
Venting Hob Cooktop - ED811BS16E  
Built-in full automatic coffee machine - CT918L1D0  
Blanco Boiling Water Kitchen Tap  
Blanco Silgranit Sink

UTILITY

Nobilie German Kitchen  
Washing machine - WG56G2Z0GB  
Tumble dryer - WQ45G209GB  
Blanco Silgranit Sink  
Blanco Tap



MASTER EN-SUITE

Villeroy & Boch ceramic fixtures throughout  
Brushed Nickel Brassware  
Freestanding bath  
Walk-in Shower  
His and her basins

INTERNAL

Oak staircase with black metal spindles  
White emulsion walls  
Woodwork white satin finish  
Deta electrical sockets

EXTERNAL

Dunhouse Northumberland Buff natural sandstone  
Wet-cast white render  
Triple glazed Dako alu-clad UPVC windows - Anthracite  
Sandtoft Rivius Clay roof tiles  
Natural slate porch roof  
White Porcelain patio areas  
Tobermore Hydropave Fusion Silver Driveways

EXPLORE THE HOMES

A place of  
your own.

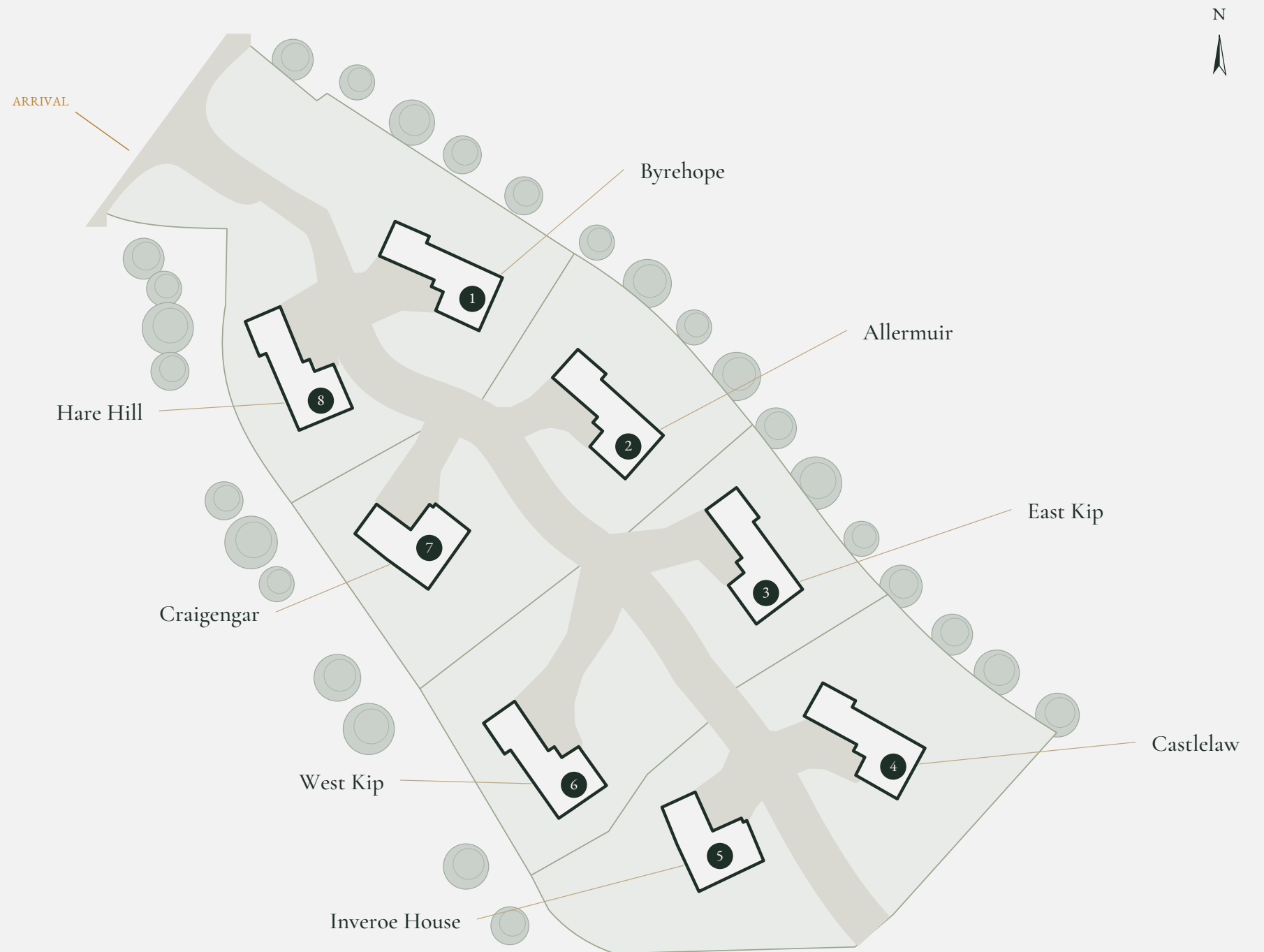
TYPE 1 · SIX HOMES

- 01 Byrehope
- 02 Allermuir
- 03 East Kip
- 04 Castlelaw
- 06 West Kip
- 08 Hare Hill

TYPE 2 · TWO HOMES

- 05 Inveroe House
- 07 Craigengar

SITE PLAN / PLOT COLLECTION



Illustrative plan. Boundaries and landscaping are indicative; not to scale.



INVEROE  

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STEADINGS

Come home  
to the landscape.

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Inveroe Steadings  
West Lothian

INVEROE  
  
STEADINGS

ENQUIRIES & PRIVATE VIEWINGS



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See Inveroe come to life.

Watch the films and explore all eight homes.

[WWW.INVEROESTEADINGS.CO.UK](http://WWW.INVEROESTEADINGS.CO.UK)