

Ormiston Castle

West Lothian



Exceptional Scots baronial castle completely refurbished to a high standard within a short distance of Edinburgh and its airport.

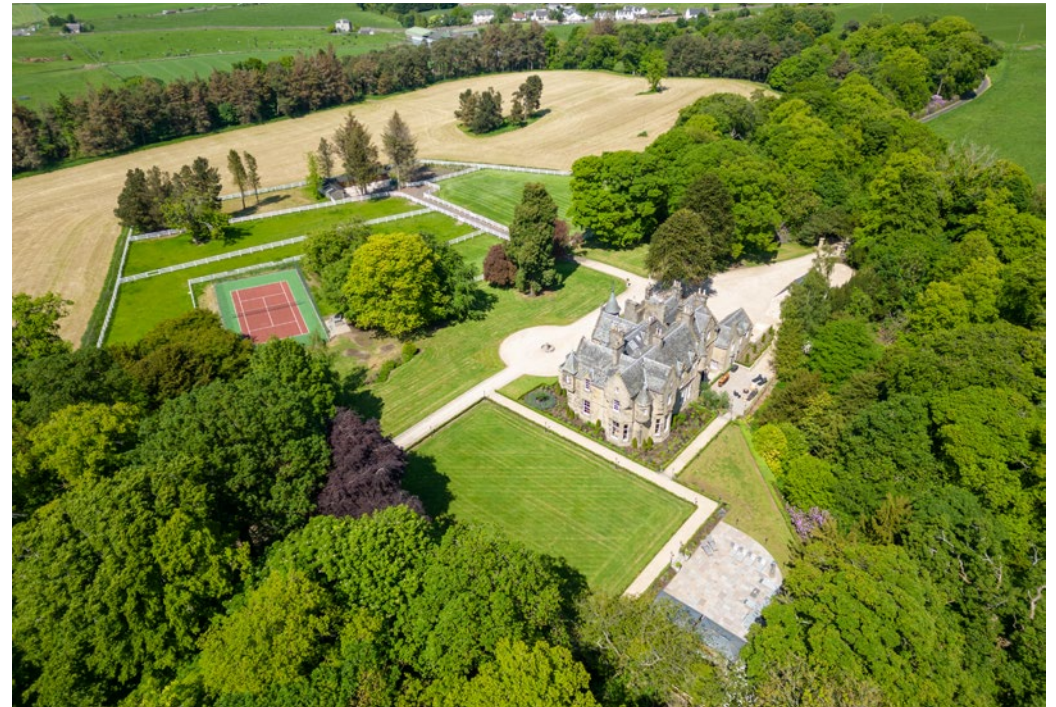
Ormiston Castle, Kirknewton, West Lothian, EH27 8DQ

Kirknewton 0.7 miles; Edinburgh Airport 7.8 miles; Edinburgh city centre 11.5 miles;
Glasgow 36 miles

Features:

Reception hall | Two sitting rooms | Drawing room | Dining room | Cinema room | Bar | Kitchen/living/dining room
Butler's pantry | Two utility rooms | Two cloakrooms
Six bedrooms, all en suite | Dressing room | Boiler room
Three store rooms | Garaging | Garden | EPC rating D

About 15 acres in all





The property

Ormiston Castle dates from 1851, designed in a Scots Baronial style by David Bryce and built for Archibald Wilkie of Ormiston. Over three years the house has been totally refurbished back to the brick, with new plumbing and electrical systems including light fittings throughout; accompanied by carefully selected high end fittings and finishings from around the world.

The ground floor features five spacious reception rooms, all restored back to their original features with modern facilities and ideal for entertaining. These include two magnificent drawing rooms, featuring original light oak herringbone parquet floor, antique original fireplaces with stunning marble surrounds, exquisite cornicing and ceiling roses.

The elegant dining room showcases part panelled walls and Victorian ostrich wallpaper, beautiful crystal wall lights and elegant chandeliers. Harris Tweed window seats adorn the two bay windows, overlooking the beautiful gardens of box hedge French Lavender and White Hydrangeas.

A stunning Clive Christian kitchen features a large central island with breakfast bar, two beautiful floor to ceiling handmade dressers, a gas fired four oven Aga and a range of high end appliances with exceptional units. The open plan design offers this kitchen and dining space a modern homely feel, within this historic castle setting.

An adjacent Butler's Pantry is equipped with solid granite work tops, antique original Belfast sink with copper fittings, heated Parquet flooring, NEFF appliances and antique crystal chandelier. For entertainment, there is a purpose built 1930s Art Deco style cinema with Sistine Chapel design ceiling, star constellation fibre optics and fully fitted surround sound. Along with a traditional Highland style pub on the lower level, with access on to the patio.

A magnificent turned staircase leads to the galleried first-floor landing, with a spectacular contemporary chandelier. The first-floor includes the principal bedroom suite consisting of a private sitting room, spacious dressing room,

bedroom with stunning views of the equestrian paddocks and a luxurious en-suite hand built marble tiled bathroom.

The additional four luxury bedrooms all benefit from newly refurbished bathrooms with beautiful Italian Heritage suites and floor to ceiling Italian marble tiles; along with brand new feature radiators throughout and carpeted lit turrets, offering both charm and modern amenities.

Throughout the property underfloor heating has been installed as part of the refurbishment, along with a new heating system. The property also now benefits from a state of the art Loxone smart home management system allowing the curation of lighting, multi media, heating, energy saving and security – ideal for managing a property of this size while in residence or from afar.

Outside

The castle sits within 15 acres of fields and woodlands, with a waterfall and stream offering peace, seclusion and privacy to its residents. A gated entrance with security intercom opens onto the long driveway, which leads to a turning circle with fountain fronting the house, with extensive parking to the side. The gardens feature immaculate, level lawns, box hedging, colourful border flowerbeds and extensive patio areas for al fresco dining. The Gogar Burn runs through the grounds, with its Grade C Listed bridge believed to be designed by the artist Alexander Naysmith. There is also a hard tennis court and several fenced paddocks serving the stables block, which provides accommodation for several horses. The estate is equipped with extensive security features.





Location

Ormiston Castle is ideally located just outside of Edinburgh, within easy reach of the city and its attractions. While excursions North to the Scottish Highlands are made simple via nearby The Queensferry Crossing, or West with quick access to the M8. Travel further afield is also convenient, with Edinburgh's very well-connected airport only a 20 minute drive away. Kirknewton Railway Station is an easy 0.7 mile walk away.

Directions

From Edinburgh head on to the A71 and head southwest through Wilkieston. Turn left onto Leyden Road, signposted for Kirknewton. Continue through Kirknewton village and follow signs for Ormiston Castle. Ormiston Castle will be located nearby on the outskirts of Kirknewton.
What3words: ///importing.sounding.motivate

General Information

Local Authority: West Lothian Council

Services: Mains electricity, gas and water. Private drainage.

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: Council Tax Band H

Tenure: Freehold

Fixtures and Fittings: All fixtures and fittings are subject to offer.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: Offers Over £3,800,000

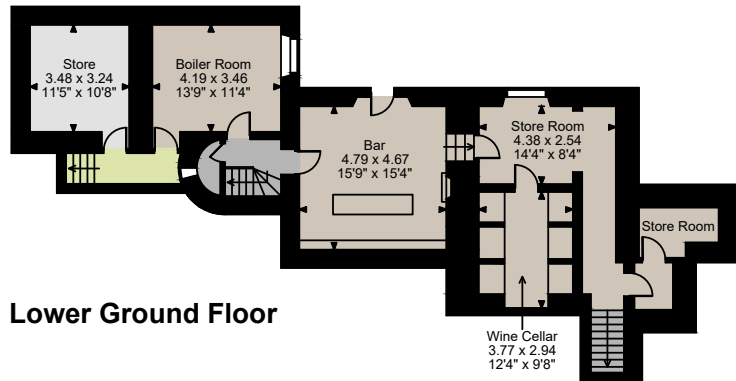
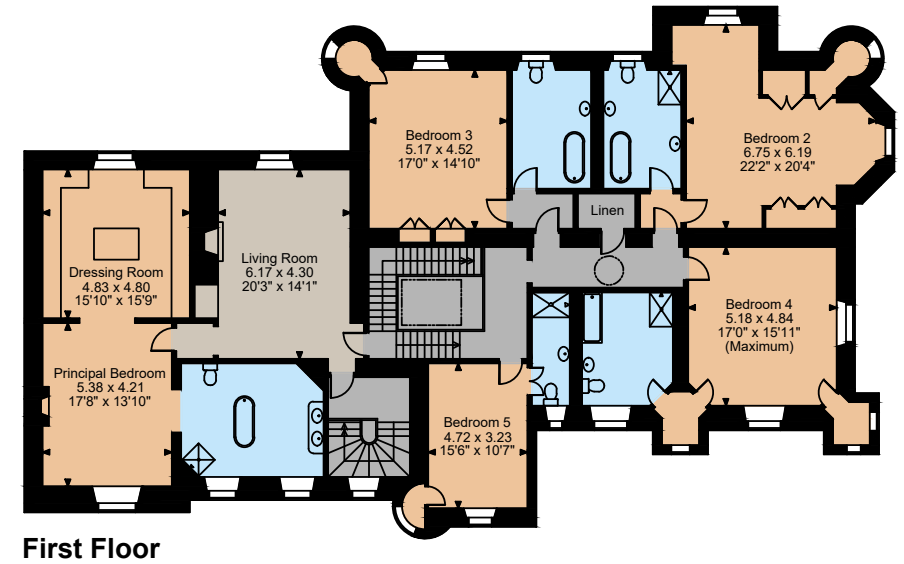
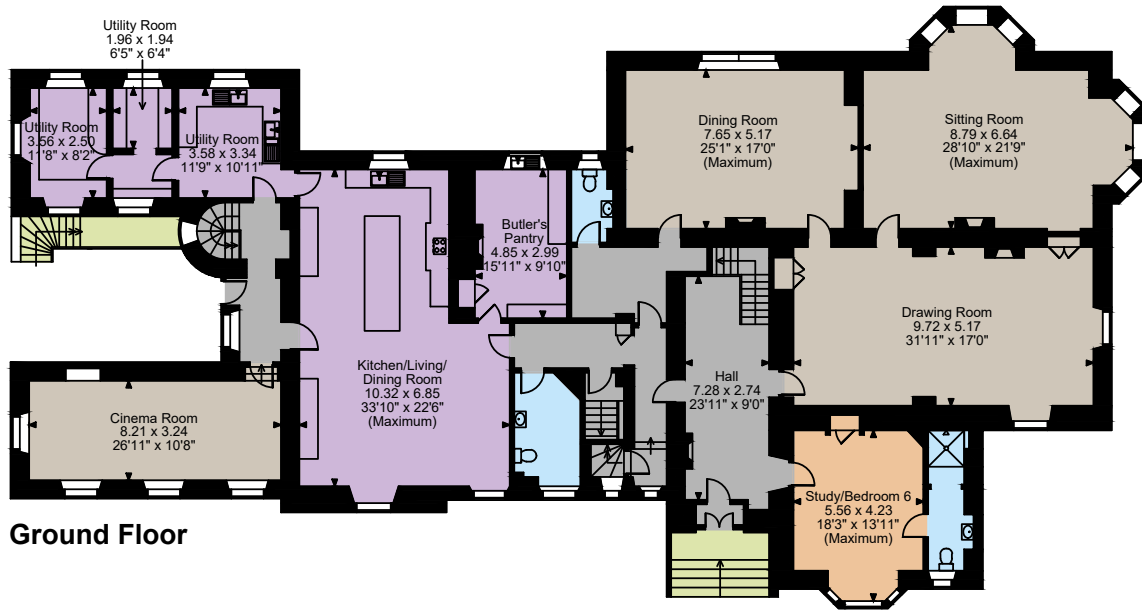
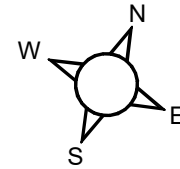


Floorplans for Ormiston Castle

Main House internal area 8,572 sq ft (796 sq m)

Store internal area 127 sq ft (12 sq m)

Total internal area 8,699 sq ft (808 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634698/SS

Strutt & Parker Edinburgh
76 George Street, Edinburgh EH2 3BU

0131 226 2500
edinburgh@struttandparker.com
struttandparker.com

Strutt & Parker Country Department
43 Cadogan Street, London SW3 2PR

020 7591 2213
london@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs prepared 2023. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



STRUTT & PARKER