



INVEROE

STEADINGS

BALERNO

A new benchmark for

*luxury
countryside
living*



Excellence shaped by
*exceptional design and
extraordinary landscapes*



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This is a CGI for illustrative purposes only.



privacy, space &



sophistication

Inveroe Steadings is an exclusive gated development of eight luxury homes, securely accessed via electric gates, set amongst breath-taking open countryside between sought-after Balerno and Kirknewton, moments from Edinburgh's city limits. This boutique collection comprises two exceptional house types, offering substantial accommodation crafted to the most exquisite standards.

Each home is a massive and highly versatile five-bedroom detached house with soaring 2.7m ceilings, bespoke oak detailing, and expansive interiors shaped by a wealth of multi-aspect windows, capturing light and the open landscape beyond. Here, modern country living is elevated to its finest expression: it is a place where privacy, space, and sophistication come together in a peaceful setting of rare natural beauty.





A prestigious location defined by nature and city connections



Inveroe Steadings enjoys a privileged position between two of Edinburgh's most desirable commuter villages. Surrounded by rolling fields, mature woodland, and the dramatic backdrop of the Pentland Hills, it offers a rich lifestyle defined by tranquillity and open space. And with the capital's city centre only a short drive away, homeowners can enjoy the best of the city without the daily hustle and bustle.

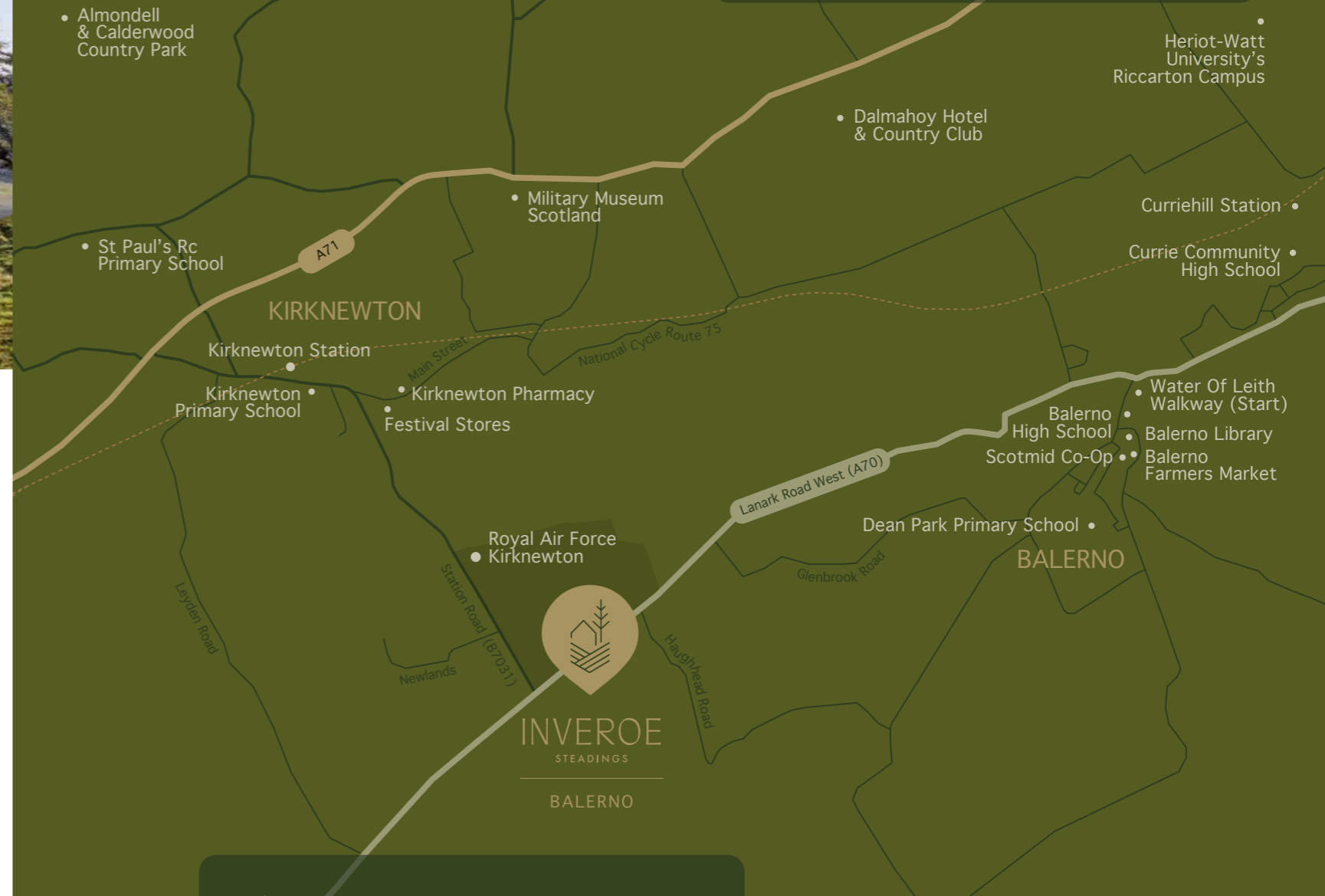
This is countryside living without compromise, providing families with all the benefits of a rural location while remaining effortlessly connected to the wider area and Scotland's major cities.

- Mature woodlands and open countryside on the doorstep
- Water of Leith runs alongside the site offering fantastic walks
- Brief drive from the Pentland Hills and Midlothian Snowsports Centre
- Swift access to Edinburgh city centre via the A71 and city bypass
- A five-minute drive to Kirknewton train station for travel across the central belt
- Easy commuting to Glasgow via the M8 (under 1 hour by car)
- Proximity to Edinburgh Airport and a private airfield



The charms of Kirknewton

A mere 5-minute drive from the development, Kirknewton offers a peaceful village atmosphere with everyday essentials close at hand. Its semi-rural charm and access to expansive green spaces create a natural extension of life at Inveroe Steadings.



HIGHLIGHTS OF KIRKNEWTON

- Convenience store, pharmacy, Post Office, and eateries
- Almondell and Calderwood Country Park with 220 acres of ancient woodland
- Scenic walks along the River Almond
- Golfing at the prestigious Dalmahoy Hotel & Country Club

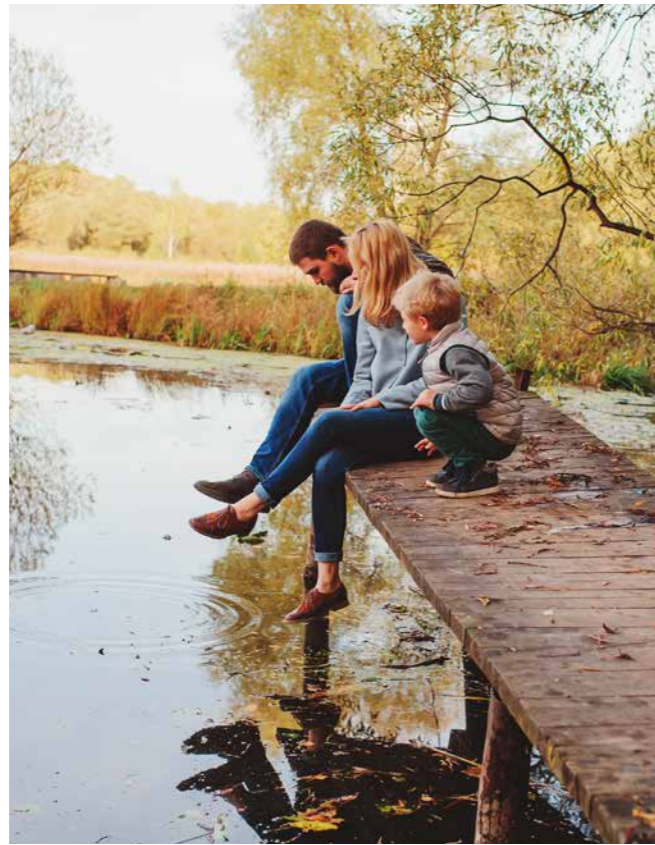
HIGHLIGHTS OF BALERNO

- Mini supermarkets, cafés, traditional pubs, and a welcoming library
- The popular Balerno Farmers' Market with fresh local produce
- Excellent leisure options, such as the Balerno Tennis Club
- National Cycle Route 75
- The Water of Leith Walkway

The best of Balerno

Balerno is one of Edinburgh's most sought-after suburbs, prized for its village character and outstanding amenities. Just moments from Inveroe Steadings, it offers further outdoor opportunities with idyllic riverside paths, reservoirs, and woodland trails. This close connection allows residents to enjoy a way of living that feels both restorative and seamlessly in tune with its surroundings – the warmth of village living perfectly complementing the exclusivity of the development.

The Great Outdoors in
the heart



of the home

With the nearby Pentland Hills Regional Park stretching across 35 square miles, Inveroe Steadings is a haven for those who thrive in the open air. Whether you are exploring hillwalking routes, cycling quiet country lanes, fishing in tranquil reservoirs, skiing at the Midlothian Snowsports Centre, or horse-riding through the hills, family-friendly adventures are always close by.

For those who prefer a cosy or more relaxed pace, enjoy tranquil mornings with a glorious sunrise over open fields from the comforts of your own luxury home. In the evenings, feel the warmth of a log-burning stove while admiring a star-studded night sky. Enjoy a rhythm of life shaped by nature at Inveroe Steadings.



A place where futures take shape

Families at Inveroe Steadings benefit from excellent educational access, with top-performing primary and secondary schools at Balerno and further options in Kirknewton. Heriot-Watt University's Riccarton Campus is located nearby as well, and many of Edinburgh's prestigious independent schools are within swift driving distance. This enviable proximity ensures families have access to the best learning opportunities, from early years right through to higher education.

Expertly crafted for luxury,

designed for space and light



Every home at Inveroe Steadings has been meticulously designed to celebrate space, craftsmanship, and natural light. Traditional rural forms are reinterpreted with a contemporary edge, using a refined palette of materials that complement the surrounding landscape.

Triple-aspect rooms, oversized glazing, and skylights ensure each expansive interior feels uplifting and deeply connected to the outdoors.



The high-end interior specification speaks for itself:

- Nobilia kitchens with Cosentino quartz worktops and a central island incorporating a breakfast bar
- Integrated Siemens studioLine appliances, including built-in coffee machine
- Herringbone flooring on the ground floor
- Australian wool loop-pile carpets upstairs
- Bespoke, handcrafted oak staircases
- Triple-glazed windows for greater warmth and efficiency
- Panasonic air source heat pumps for sustainable comfort

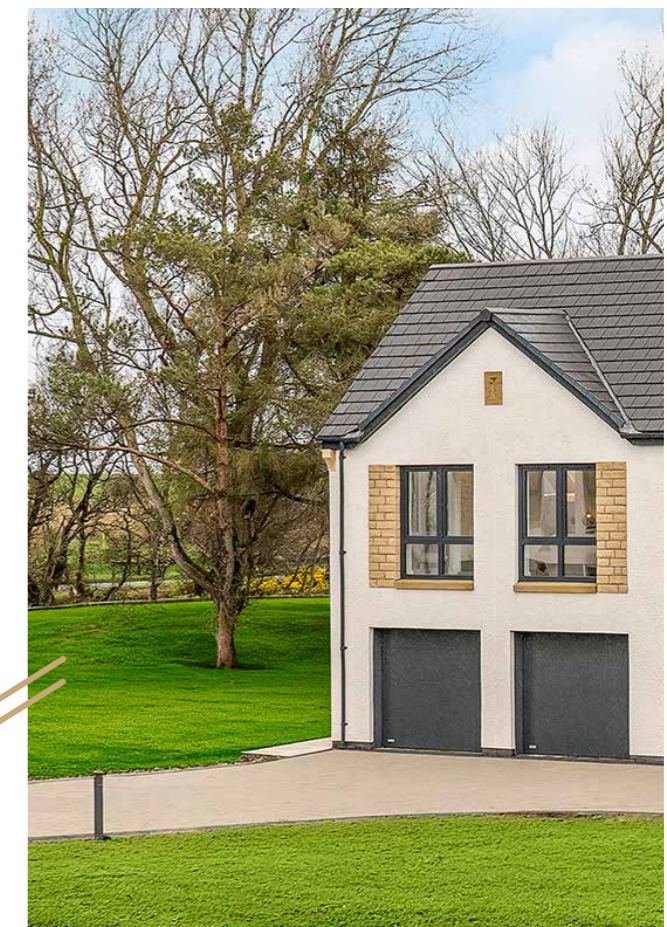
The homes at Inveroe Steadings are built to an exceptionally high standard and specification. Elegant, enduring, and unmistakably premium, these are coveted properties designed to impress at every turn.



Space for families to *live, grow, & breathe*

Complementing the extensive interior space, every home benefits from substantial private gardens, with generous patios and huge lawns enjoying uninterrupted countryside views.

Whether hosting summer soirees or watching the children play, the outdoor space at Inveroe Steadings is a defining feature of the development.



Every home includes:

- A double garage and a multi-car driveway
- Exceptionally large, landscaped gardens with outstanding privacy
- Open rural views that enhance the sense of scale and serenity



The Signature

- 1 The Aspen
- 2 The Willow
- 3 The Hawthorn
- 4 The Juniper
- 6 The Pines
- 8 The Oak

The Select

- 5 The Rowan
- 7 The Hazel

Two distinct house types,
one unrivalled setting

Inveroe Steadings is composed of two beautifully crafted house types, offering refined family living with remarkable flexibility for multigenerational life and large-scale entertaining. Together, they form an exclusive collection that balances architectural harmony with individual character, creating an unrivalled development of rare quality and distinction.



The Signature

5-bedroom home

The Signature - 5 bedrooms

- 1 The Aspen
- 2 The Willow
- 3 The Hawthorn
- 4 The Juniper
- 6 The Pines
- 8 The Oak

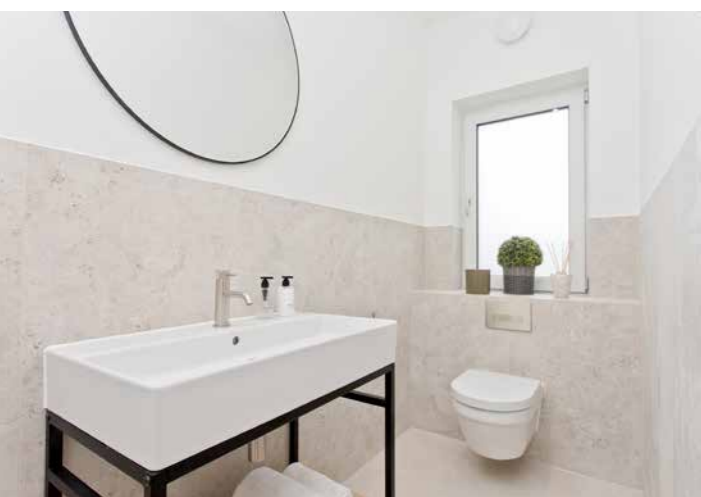
One of six *beautifully crafted* replica properties

🏠 327.3 m² // 3523.1 ft²

🛏️ 5 🚽 5 🚗 2

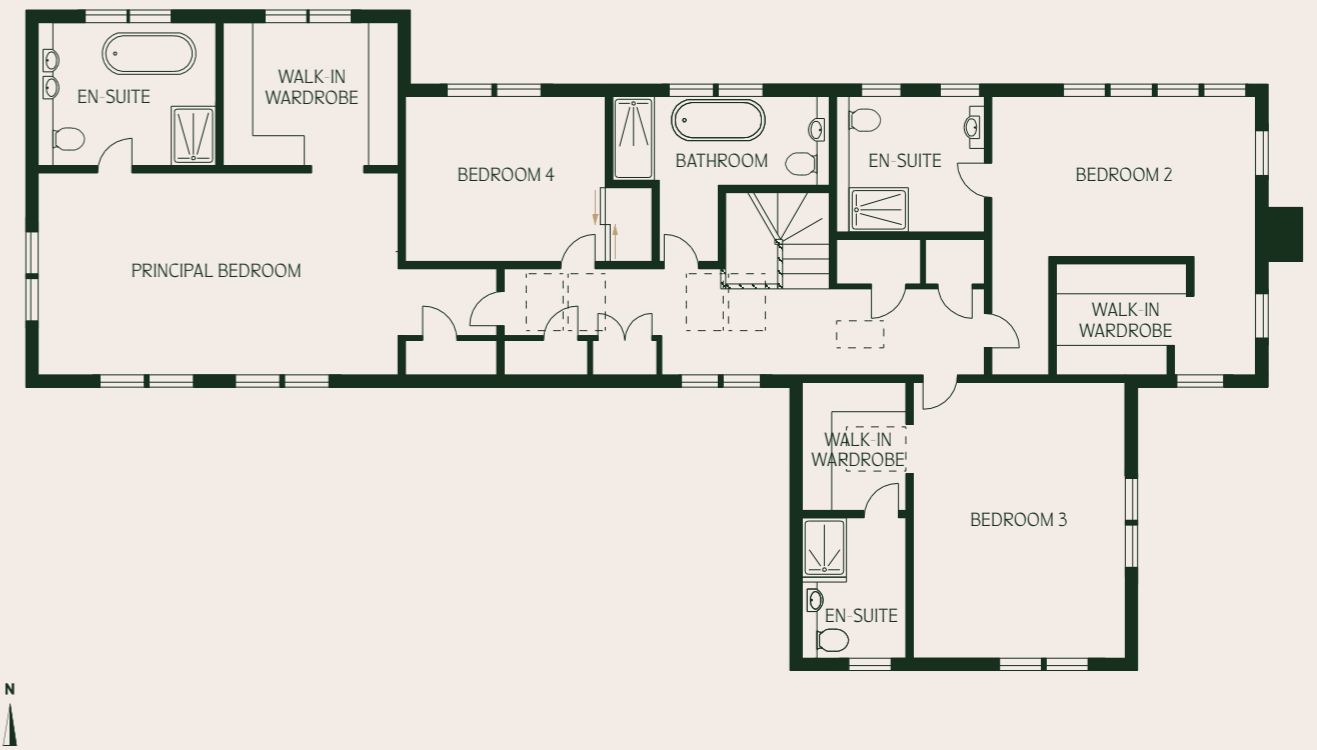
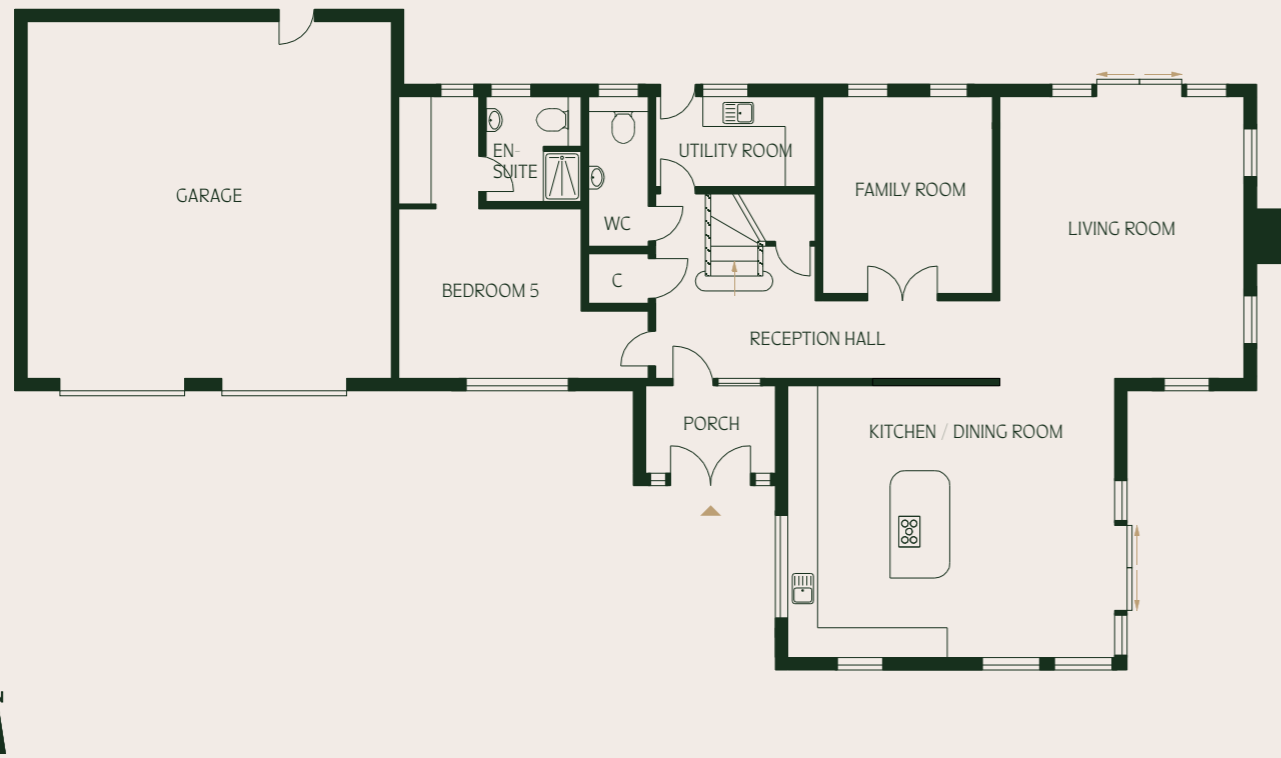
The first house type is a massive five-bedroom detached residence designed for contemporary living. With impressive proportions, multi-aspect rooms, and a seamless flow between living spaces, it offers sophistication and practicality in equal measures. It is a home of exceptional comfort and luxury.

- Entrance vestibule with cloak space
- Hallway with storage and WC
- Glazed doors to a cosy family/sitting room
- Triple-aspect living room with log-burning stove and garden access
- Open-plan triple-aspect kitchen/dining room with central island and glazed doors
- Utility room with garden access
- Large ground-floor bedroom with office/vanity space and en-suite
- Naturally lit landing with airing cupboard, skylights, and attic access
- Large principal suite with a versatile open room and five-piece en-suite
- Two further large double bedrooms, each with dressing area and en-suite
- Double bedroom with mirrored wardrobe
- Four-piece family bathroom with freestanding bath and walk-in shower



The Signature - 5 bedrooms

TOTAL FLOOR AREA
327.3 m² // 3523.1 ft²



GROUND FLOOR
139.1 m² // 1497.32 ft²

- Living**
5.65m x 4.90m / 18'6" x 16'1"
- Family**
3.95m x 3.40m / 13'0" x 11'2"
- Kitchen / Dining**
6.59m x 5.49m / 21'7" x 18'0"
- Utility Room**
3.20m x 1.80m / 10'6" x 5'11"

- WC**
3.00m x 1.20m / 9'10" x 3'11"
- Bedroom 5**
5.69m x 5.00m / 18'8" x 16'5"
- En-suite**
2.10m x 1.90m / 6'11" x 6'3"
- Garage**
7.27m x 7.15m / 23'10" x 23'5"

FIRST FLOOR
188.2 m² // 2025.8 ft²

- Principal Bedroom**
7.30m x 4.10m / 23'11" x 13'5"
- En-suite**
3.60m x 2.90m / 11'10" x 9'6"
- Walk-In-Wardrobe**
3.55m x 2.90m / 11'8" x 9'6"
- Bedroom 2**
5.65m x 5.35m / 18'6" x 17'7"

- En-suite**
3.00m x 2.75m / 9'10" x 9'0"
- Bedroom 3**
5.60m x 4.30m / 18'4" x 14'1"
- En-suite**
2.85m x 2.10m / 9'4" x 6'11"
- Bedroom 4**
4.05m x 3.35m / 13'3" x 11'0"

- Bathroom**
4.40m x 3.35m / 14'5" x 11'0"



🌿

The Select

5/6-bedroom home

The Select - 5/6 bedrooms

5 The Rowan

7 The Hazel

One of two *expansive, highly adaptable* replica properties

382.6 m² // 4118.4 ft²

5/6 5 2

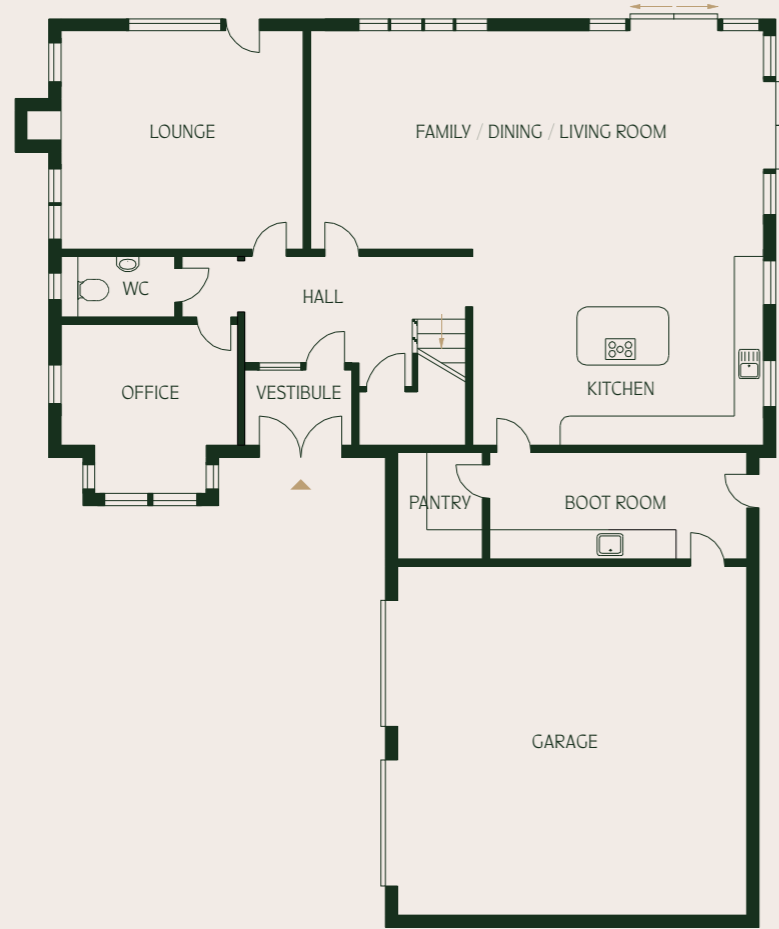
The second house type maintains all the desirability of the first, while offering greater flexibility with up to six impressively large bedrooms and a layout which can evolve with your lifestyle. This house type adapts effortlessly to larger families and their changing needs, maintaining exceptionally high levels of luxury throughout. It is a home of superior scale and stature.

- Entrance vestibule with cloak space
- Hallway with WC
- Dual-aspect office/sitting room/bedroom
- Dual-aspect family room with log-burning stove and garden access
- Substantial, dual-aspect, open-plan kitchen/living/dining room with a central island
- Utility room with pantry and garden access
- Bright landing with an airing cupboard, rooflights, and attic access
- Vast, multi-aspect bedroom with rooflights, sitting area, storage, and a versatile open room
- Large double bedroom with snug and en-suite shower room
- Dual-aspect double bedroom with dressing area and en-suite
- Two further large double bedrooms, each with an en-suite
- Five-piece family bathroom with freestanding bath and walk-in shower



The Select - 5/6 bedrooms

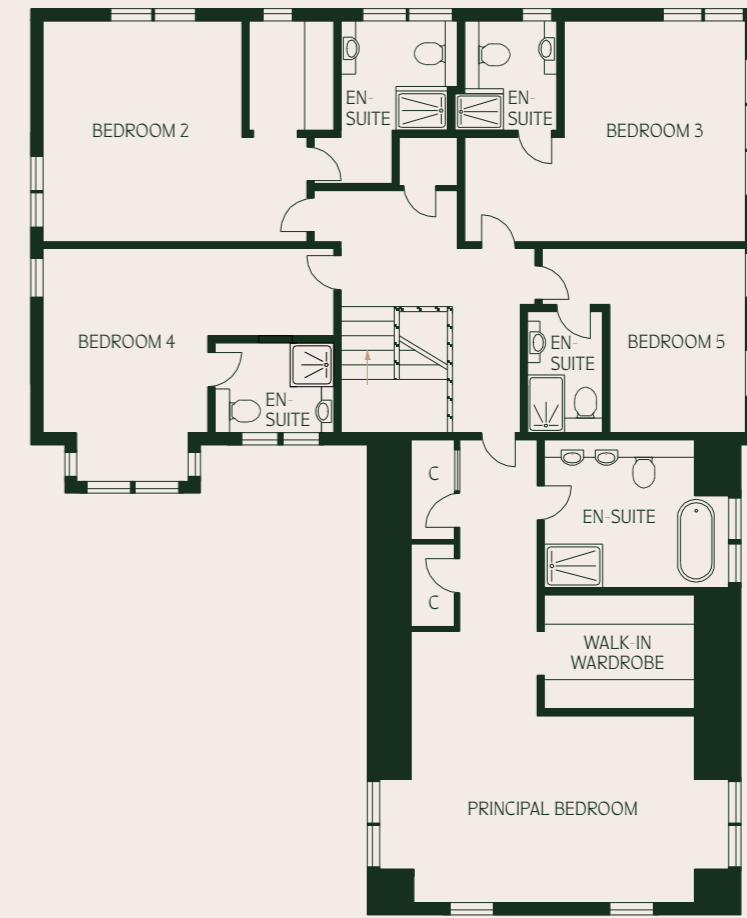
TOTAL FLOOR AREA
382.6 m² // 4118.4 ft²



GROUND FLOOR
196.5 m² // 2115.2 ft²

- Lounge**
4.98m x 4.50m / 16'4" x 14'9"
- Family / Dining / Living**
9.35m x 4.50m / 30'8" x 14'9"
- Kitchen**
5.97m x 3.86m / 19'7" x 12'8"
- Office**
3.66m x 3.50m / 12'0" x 11'6"

- Boot Room**
7.15m x 2.21m / 23'5" x 7'3"
- WC**
2.35m x 1.25m / 7'9" x 4'1"
- Garage**
7.20m x 7.19m / 23'7" x 23'7"



FIRST FLOOR
186.1 m² // 2003.2 ft²

- Principal Bedroom**
9.55m x 7.20m / 31'4" x 23'7"
- En-suite**
3.80m x 3.05m / 12'6" x 10'0"
- Bedroom 2**
5.45m x 4.55m / 17'11" x 14'11"
- En-suite**
3.35m x 2.40m / 11'0" x 7'10"

- Bedroom 3**
5.80m x 4.55m / 19'0" x 14'11"
- En-suite**
2.25m x 1.90m / 7'5" x 6'3"
- Bedroom 4**
6.00m x 4.80m / 19'8" x 15'9"
- En-suite**
2.45m x 1.85m / 8'0" x 6'1"

- Bedroom 5**
4.20m x 3.80m / 13'9" x 12'6"
- En-suite**
2.50m x 1.55m / 8'2" x 5'1"



uninterrupted
countryside views

Kitchen

Nobilis German Kitchen
 Cosentino Silestone Ethereal Glow Solid Worktops
 Siemens Studio Line Appliances
 Dishwasher fully integrated - SN73HX10VG
 Built-in upright freezer - GI81NVEE0G
 Built-in larder fridge - KI81RVFE0G
 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

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

Flooring

Downstairs – Composite Herringbone Flooring
 Upstairs – Off White Australian wool loop-pile carpet

Master En-suite

Cosentino Large Format Dekton Morphious wall tiles
 Villeroy & Boch ceramic fixtures throughout
 Brushed Nickel Brassware
 Freestanding bath
 Walk-in Shower
 His and her basins
 Warm up underfloor heating
 Zender electric towel rail

Bedroom 2 En-suite

Cosentino Large Format Dekton Nebbia wall tiles
 Villeroy & Boch ceramic fixtures
 Brushed Nickel Brassware
 Shower

Bedroom 3 En-suite

Cosentino Large Format Dekton Bergen wall tiles
 Villeroy & Boch ceramic fixtures
 Brushed Nickel Brassware
 Walk-in Shower
 Warm up underfloor heating
 Zender electric towel rail

Bedroom 4 En-suite

Cosentino Large Format Dekton Ava wall tiles
 Villeroy & Boch ceramic fixtures
 Brushed Nickel Brassware
 Walk-in Shower
 Warm up underfloor heating
 Zender electric towel rail

Family Bathroom

Cosentino Large Format Dekton Marmorio wall tiles
 Villeroy & Boch ceramic fixtures
 Brushed Nickel Brassware
 Freestanding bath
 Walk-in Shower
 Warm up underfloor heating
 Zender electric towel rail

WC

Cosentino Large Format Dekton Sabbia wall tiles
 Villeroy & Boch ceramic fixtures
 Brushed Nickel Brassware
 Zender electric towel rail

Heating System

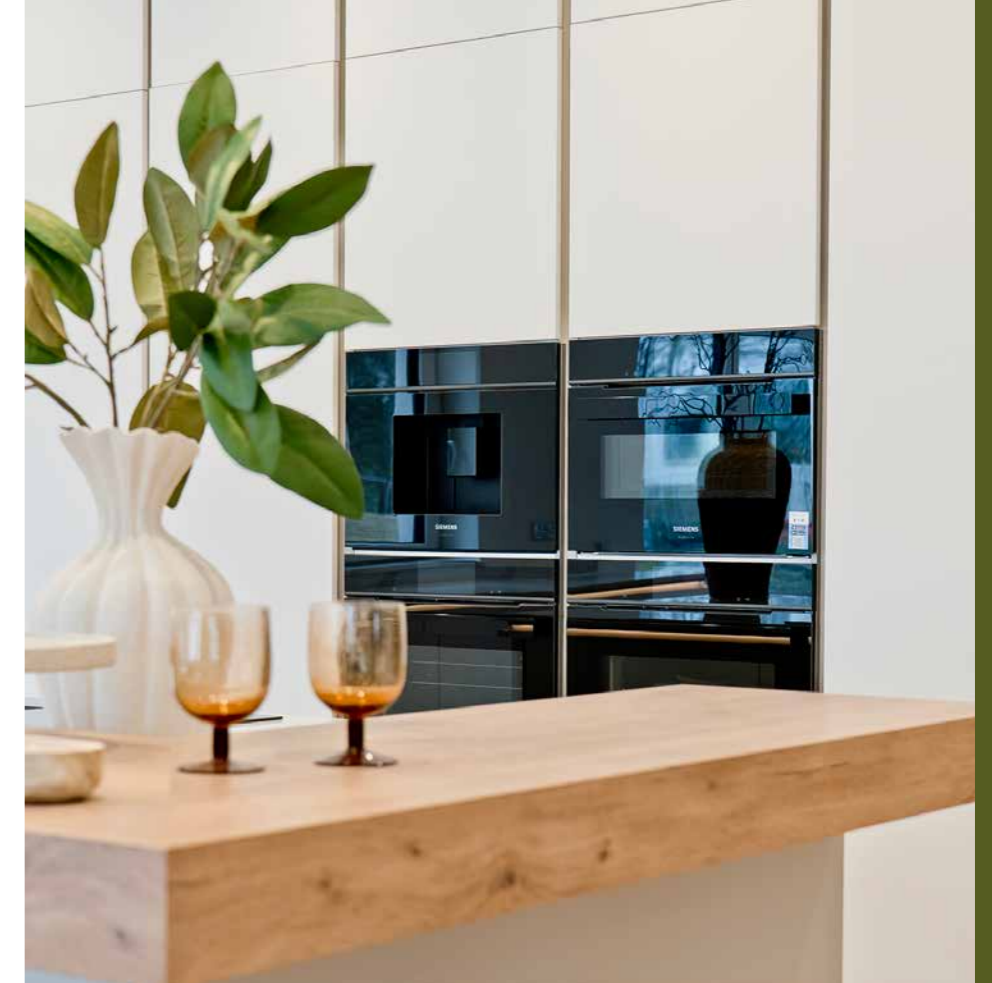
Panasonic TCAP 12kw Heat Pumps
 Underfloor heating – Ground floor
 Stelrad Vita Deco Radiators – First floor
 Wood Burning Stove – Living area

Internal

Oak staircase with black metal spindles
 SAM Lanbs tongue stepped skirtings and facings
 White emulsion walls
 Woodwork white satin finish
 Adamson Vulcan Solid Internal doors with polished and satin chrome handles
 Deta electrical sockets
 3 Phase electrical car charging points
 Pyronic Security Alarm

External

Dunhouse Northumberland Buff natural sandstone
 Wet-cast white render
 Triple glazed Dako alu-clad UPVC windows - Anthracite
 Dako aluminium front door with keypad fingerprint entry – Anthracite
 2 x Dako aluminium bi-fold doors – Anthracite
 2 x Dako Electric garage doors
 Sandtoft Rivius Clay roof tiles
 Natural slate porch roof
 Keylite electric roof windows
 Anthracite gutters and downpipes
 White Porcelain patio areas
 Tobermore Hydropave Fusion Silver Driveways



A limited collection to reach new heights

Inveroe Steadings is more than a development; it is a limited collection of distinguished homes crafted with the utmost care in a stunning landscape shaped by nature. It is designed for those who value extraordinary space and standards, as well as an exclusive locale that offers privacy while maintaining close connections. With international interest already strong and growing, these eight remarkable properties represent a rare chance to secure a luxury countryside home within moments of Scotland's capital.

Your next chapter begins at Inveroe Steadings: where modern country living reaches new heights.

Contact us.

Find out more about Inveroe Steadings and discover luxury countryside living.



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