








Fixed Price

**£545,000**

## 3a Bonnington Cottages

Near Wilkieston, Edinburgh | EH27 8BB

This stunning, truly impressive detached house has been finished to a high standard and offers excellent family accommodation boasting beautiful countryside views. Internal viewing is highly recommended to fully appreciate the unique accommodation on offer.

-  5 bedrooms
-  3 public rooms
-  2 bathrooms and 1 W.C
-  EPC rating - E
-  Council tax band - G



## Description

In brief - This unique property was architect designed, with the aim of maximizing the surrounding countryside and views to the Pentland Hills. Located within a historic private village comprising of 21 houses, it is often described as a 'Jewell upon the edge of Edinburgh.' This flexible living space comprises; vestibule leading to welcoming entrance hallway with WC and cloakroom located off, generously proportioned and bright reception room with stunning feature fireplace and French doors providing access to a spacious balcony providing breathtaking countryside views, dining room with French doors to the rear, fully fitted stylish modern kitchen with breakfast bar and skylight providing excellent natural light, large utility room with door to rear and generous built-in linen storage, light and airy principle bedroom with mirrored fitted wardrobes and en-suite shower room with walk-in shower, three further sizeable double bedrooms (two with French doors to rear), single bedroom (currently used as an office) and fabulous family bathroom with walk-in shower and freestanding bath. Finally, the basement level comprises of a fantastic bar space and gym with excellent basement storage space and access to the double garage. The large attic is partially floored and has lights and 240V power.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances. The

BBQ and associated furniture / soft furnishings are also included in the sale along with key furniture in the bar area and also the full contents of the Gym. The entire house furniture may be available by separate negotiation.

## Gardens, Driveway & Double Garage

A real feature of this property is the truly unique private garden grounds to the rear. They have been cleverly landscaped to take advantage of the various levels and provide lovely views with fantastic seating areas surrounded by a wealth of mature plants and bushes. Off-street parking can be found to the front and side of the property with access to the double garage, with parking spaces for multiple vehicles.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The property is located within the Edinburgh Council area, midway between Ratho and Wilkieston. It is sure to appeal to those looking for a rural setting but within easy reach of local and City amenities via excellent transport links including local buses, Kirknewton Railway station to Edinburgh and Glasgow and the nearby Ingliston Park and ride tram stop, as well as Edinburgh Airport.

The school catchment area is Edinburgh, served by Ratho Primary and Balerno High Schools. Clifton Hall Independent school is located a half mile away, along with a range of quality local preschool nurseries. Heriot Watt, Napier and Edinburgh Universities are within easy reach using local transport links.

Local amenities are available one mile away in the village of Ratho and Ratho station, including local shops, a petrol station, fast food outlets, a bank and a modern General Practice and Pharmacy. The area is well served by local Inns and restaurants, including The Bridge Inn Ratho with complimentary minibus, The Norton House Hotel & Spa, Ratho Park Carvery and also Dalmahoy Country Club. Slightly further afield are the welcoming Riccarton Hotel in Currie and the Balerno Inn.

Comprehensive shopping can be found at the Almondvale Shopping Centre and McArthur Glen Designer Outlet in nearby Livingston. Edinburgh Business Park, The Gyle Shopping Centre and the park and ride at Hermiston Gate, with quick access to Edinburgh City Centre, are all easily accessible.

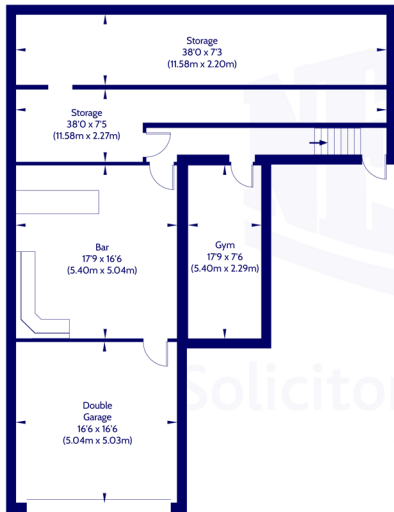
Within the vicinity are an abundance of leisure pursuits including the local Hatton squash/tennis club, the neighbouring Jupiter Artland, Ratho Bowling club, The Edinburgh International Climbing Centre and café, Childrens soft play, and The Wave Garden Scotland (due to be completed 2024). Ratho and Dalmahoy golf courses are nearby with several countryside walks and the Union Canal offering watersport opportunities and the canal towpath providing cycle and jogging routes into the City and throughout West Lothian.



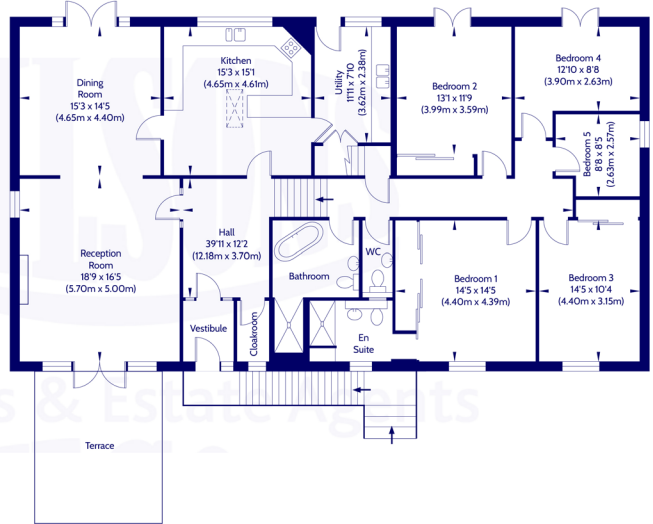
Approx. Internal Area 270.18 Sq M / 2908 Sq Ft.

Not to scale. For identification only.

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Basement



Upper Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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