



Fixed Price

**£335,000**

## 2 West Haugh Cottages

Newbridge | Edinburgh | EH28 8LA

Enjoying a delightful rural setting with far reaching views across the neighbouring countryside is this spacious, semi-detached stone built cottage. Offering the best of both worlds, the house is within easy reach of excellent transport links and amenities. Charming private gardens surround the home which also boasts a large private paddock, suitable for a variety of uses.

-  3 Bedrooms
-  1 Reception Room
-  1 Shower room
-  Private gardens
-  Paddock
-  Driveway
-  EPC Rating – D
-  Council Tax Band – D



## Description

Offering over 1000 square feet of living space, this deceptively spacious cottage offers period charm and contemporary style, ideal for modern family life. The accommodation is in good decorative order throughout and briefly comprises: entrance hallway with useful built-in storage, superb dual aspect reception room with a French doors to the rear to a private deck with open views. This spacious room is perfect for both relaxing and entertaining whatever the season, with a log burner providing a cosy focal point during the cooler months of the year. There is a generous dining kitchen with a wide range of modern wall and base units with the appliances included in the sale. An internal hallway gives access to the principal bedroom and dressing room (with scope to create an en-suite shower room subject to the usual planning and consents), the third double bedroom and the luxurious family shower room which has been recently refitted with a contemporary white suite and dual head drench shower. The second double bedroom is located off the entrance hallway with window to the front of the property. Benefits on offer include full modern double glazing and gas central heating.



## Extras

The kitchen appliances are to be included in the sale along with all fitted floor coverings, light fittings, curtains and blinds.

## Gardens, Carpark and Paddock

The property is set within great-sized private gardens to the front, side and rear in addition to a large private paddock. The rear garden has low maintenance decking and artificial lawn areas with the charming "cottage garden" to the side offering well-stocked flower beds and seating areas with a brick built firepit, all enjoying the wonderful countryside views. To the front the garden is predominantly laid to lawn. The gardens are fully enclosed offering a safe space for children and pets to play. The large paddock is located to the right hand side of the property and offers multiple uses, currently with raised fruit and vegetable beds, this could be an ideal spot for a garden office/pod. A carpark is shared with No.1 and offers ample off-street parking for several vehicles.



## Viewing

Please contact Neilsons on 0131 625 2222





## Location

West Haugh Cottages are located a short distance outside the village of Newbridge on the A89 Edinburgh to Broxburn Road. This convenient location enjoys far reaching rural views and a tranquil escape from city life, whilst still offering an excellent choice of shops and amenities within a short drive of the property, both in Edinburgh and out towards Broxburn, where significant development of the area has seen a wider choice of amenities become available in recent years. The property enjoys a rural setting, backing on to open arable farmland and the area offers a wealth of countryside walks and trails. Edinburgh airport and the central motorway network are within very easy reach, making this an ideal location for commuters. Local primary schooling is available in the neighbouring village of Ratho, with well-regarded Craigmount High School in Corstorphine available at secondary level.

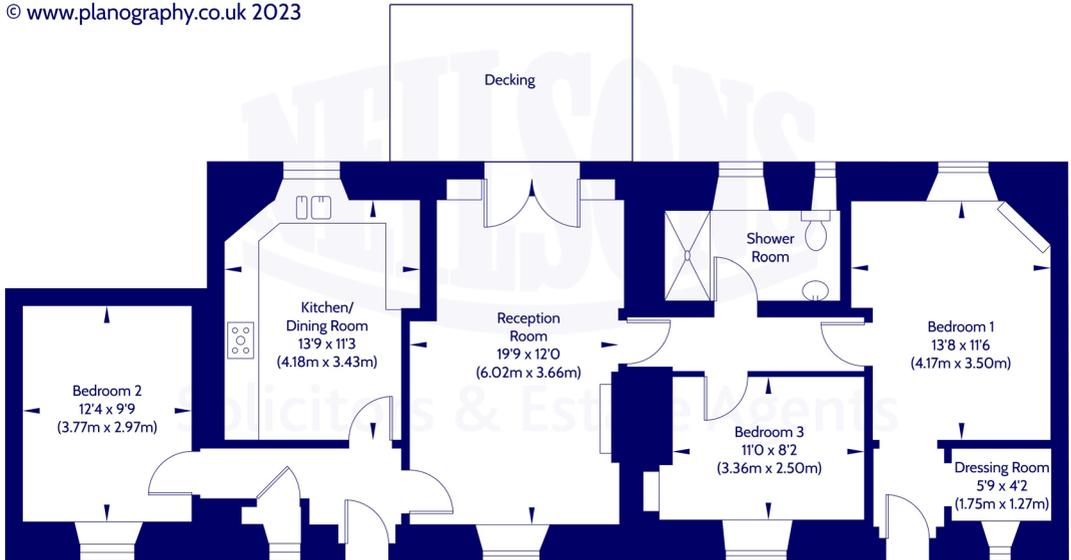


## Ground Floor

Not to scale. For identification only.

Approx. Internal Area 95.17 Sq M / 1024 Sq Ft.

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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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Head Office  
138 St John's Road  
Edinburgh

Property Department  
142 St John's Road  
Edinburgh

City Centre  
2a Picardy Place  
Edinburgh

South Queensferry  
37 High Street  
South Queensferry

Bonnyrigg  
72 High Street  
Bonnyrigg

