



2 WESTER ROW  
HERMISTON  
EDINBURGH  
EH14 4AG

FIXED PRICE  
£250,000

 CONNELL & CONNELL WS  
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE  
TERRACED COTTAGE  
WITH PRIVATE GARDENS  
AND PARKING IN A  
LOVELY SEMI-RURAL  
SETTING CLOSE TO A  
WIDE RANGE OF  
AMENITIES**

**VIEWING:  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT**

This is a charming, mid-terraced cottage that offers all the benefits of rural living yet with many excellent city amenities close at hand. The cottage, located within the Hermiston Conservation Area, offers good sized, flexible family accommodation and is ideally located for quick and easy access to The Gyle Shopping Centre and Business Park, Heriot-Watt University, the new Royal Bank of Scotland Headquarters, the Airport and the main central Scotland motorway network. The City Centre itself is also easily accessed by car or public transport.

Leisure facilities are well catered for with the stunning Oriam Sports Centre, Marriott Dalmahoy Hotel & Country Club, stunning Ratho Adventure Centre and the Union Canal all located nearby.

Internally the property is in excellent decorative order throughout and benefits from oil fired central heating, double glazing, a multi-fuel stove and many traditional features. All fitted carpets and curtains are included in the sale together with the integrated kitchen appliances and fridge/freezer. Other items may be available through separate negotiation.

Externally the property benefits from private parking with space for up to three vehicles. There is also a good sized private garden to the front of the property with a large area of lawn, attractive selection of established plants and shrubs and a patio area.



## PROPERTY DETAILS

- \* Entrance Hall providing access to the ground floor rooms. Stripped and varnished wooden staircase. Coat hooks. Radiator. Cupboard housing electricity meter.
- \* Sunny Lounge overlooking front garden. Feature fireplace with multifuel stove with slate hearth. Open wall press and decorative cornice. TV point.
- \* Attractive fully fitted kitchen with matching shaker style wall and base units, and ample dining area. Solid wood worktops in beech with decorative mosaic tiled splashback, 1 1/2 sinks, drainer and mixer tap. The integrated electric hob, double oven/grill and hood are included in the sale together with the integrated dishwasher. Triple windows to rear. Plumbed for washing machine. Space for fridge/freezer. Telephone point. Concealed central heating boiler. Radiator. Tiled floor.

## Upper Floor:

- \* Upper Hall providing access to upper-level rooms and bright study area. Under eaves storage, plus additional large storage cupboard/attic access hatch.
- \* Very spacious Double Bedroom with window to front, again offering open outlook over the garden to the countryside beyond. The free standing wardrobe is included in the sale.
- \* Second Double Bedroom with window to rear. Built-in storage cupboard, under eaves storage, and airing cupboard.
- \* Stylish Bathroom with white three piece suite comprising bath with electric shower, wash hand basin and WC. Shower screen. Deep open shelving and shelved storage cupboard. Frosted window to rear. Tiled floor.

Energy Efficiency Rating: E



## EXTERNAL:

The property benefits from a private mature garden to the front of the property with a good sized area of lawn, an attractive variety of established plants and shrubs and a natural stone patio. Open countryside extends beyond the garden. Garden shed and oil tank. There is a private parking bay with space for up to three cars to the front of the property.





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.