

# 6 Middle Norton Cottage, Newbridge EH28 8NA

OFFERS OVER £450,000



drummondmiller



- Period stone-built end terraced cottage with garage
- Living room and separate dining room kitchen
- Sitting room and 3 bedrooms
- Bathroom and W.C
- Gas central heating and double glazing
- Generous garden plot
- Ideal commuter base beside Ingliston
- EPC D

### Description

This rarely available, stone-built, C Listed, end-terraced cottage is sure to appeal to buyers of all ages, offering 120 sqm of single-level living. Constructed circa 1848, this charming property seamlessly blends historic character with modern comforts. The spacious open-plan kitchen, diner, and snug area feature classic farmhouse elements, perfect for relaxed living and entertaining. Additionally, the large main lounge, with its striking gas fireplace, provides a cosy retreat. The property is completed by an elegant four-piece bathroom, adding a touch of luxury to this delightful home.

Outside, the well-maintained front garden and low-maintenance rear garden with decorative features provide lovely outdoor spaces for relaxation. The property benefits from a double garage with power, lighting, and water, offering ample storage and workspace. Other highlights include a practical vestibule off the kitchen, a secure mono-block driveway with wrought iron gates, a garden coal bunker, a log storage cabin, and a variety of useful storage options throughout.





### Central Heating and double glazing

Gas central heating and uPVC double glazed windows makes this property a cosy home

### Garage and garden

The property benefits from private front and back garden space and a garage.

### Location

Middle Norton is situated on the A8 at the very outskirts of Edinburgh (7 miles) near Ingliston and the village of Ratho Station. This small hamlet is extremely convenient for the major motorway junction (M8 and M9), Ingliston Park-and-Ride and the tramline making it an ideal base for commuters. Very ready access is also gained to Edinburgh Airport, golf courses (Gogarburn and Ratho Park), Edinburgh International Climbing Area and Heriot Watt University.

### Valuation

The property has been valued by surveyors at £510,000 and a link to the Home Report is available from the ESPC website.

### Council Tax and Energy Performance Certificate

The property lies in Council Tax band E and has an E rated D EPC.

### Extras

The sale price includes all fitted carpets, blinds, curtains, the oven, hob and hood

### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours





Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506	0131	0131	0141	0131
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