



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**Heather Cottage, Hillend  
Edinburgh, EH10 7DY**



## STONE BUILT COTTAGE

- Sitting/Dining Room
- Open Plan Dining Kitchen
- Utility Room
- Five Double Bedrooms
- Bathroom
- Shower Room
- LPG Heating & Triple Glazing
- Private Gardens
- Two Car Driveway
- EPC Rating - E



An excellent opportunity has arisen to purchase this tastefully extended, traditional, stone-built cottage set in a semi-rural location in the desirable area of Hillend. The property is a short drive to the City Bypass providing quick and easy access to the North and South with Straiton Retail Park within easy reach providing an abundance of excellent amenities. The property, which has been fully refurbished throughout while retaining character is in move-in condition and comprises; welcoming entrance hallway, fantastic open plan sitting/dining room/kitchen with spacious feature island. Double bi-folding doors open to a south facing garden. A separate fully equipped utility room sits adjacent to the kitchen. The hallway with original feature restored walls provides access to five attractive double bedrooms, stylish shower room and contemporary bathroom. Double gates provide access to a secure two car driveway with large, neatly landscaped gardens surrounding the property. The property benefits from LPG heating, triple glazing and CCTV. The appliances included are sold as seen with no warranty provided.





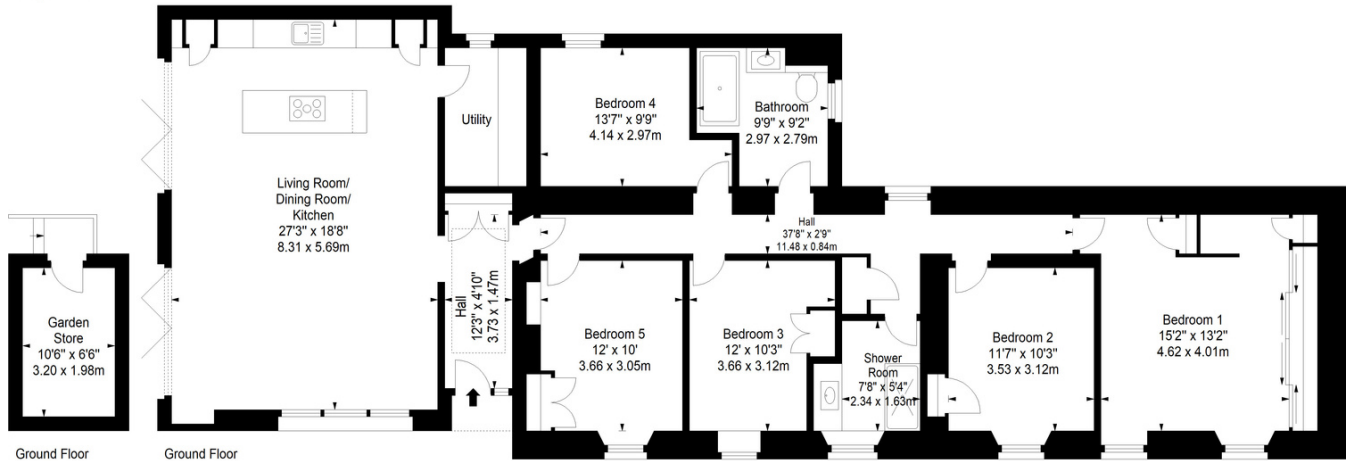
**Heather Cottage,  
Hillend,  
Edinburgh,  
Midlothian, EH10 7DY**



Approx. Gross Internal Area  
1786 Sq Ft - 165.92 Sq M  
Garden Store

Approx. Gross Internal Area  
68 Sq Ft - 6.32 Sq M

For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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