

ST BERNARD'S COTTAGE

EDINBURGH





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An exceptional and rarely available detached Georgian cottage in Stockbridge, set in 0.34 acres of its own grounds.



KEY FEATURES

- ~ Rarely available detached cottage, over two floors and set in 0.34 acres ~
- ~ Centrally located between two of Edinburgh's finest addresses, Moray Place and Ann Street~
- ~ Some of the city's finest schools are situated within a mile, including Edinburgh Academy, Fettes College and Erskine Stewart's Melville Schools ~
- ~ Stockbridge and New Town amenities within a few hundred metres ~
- ~ Delightful period features along with contemporary finishes ~
- ~ Private side and rear gardens and ample private parking for 5/6 cars ~
- ~ Private locked gate access to the Water of Leith Walkway ~
- ~ EPC Rating = C ~





DESCRIPTION

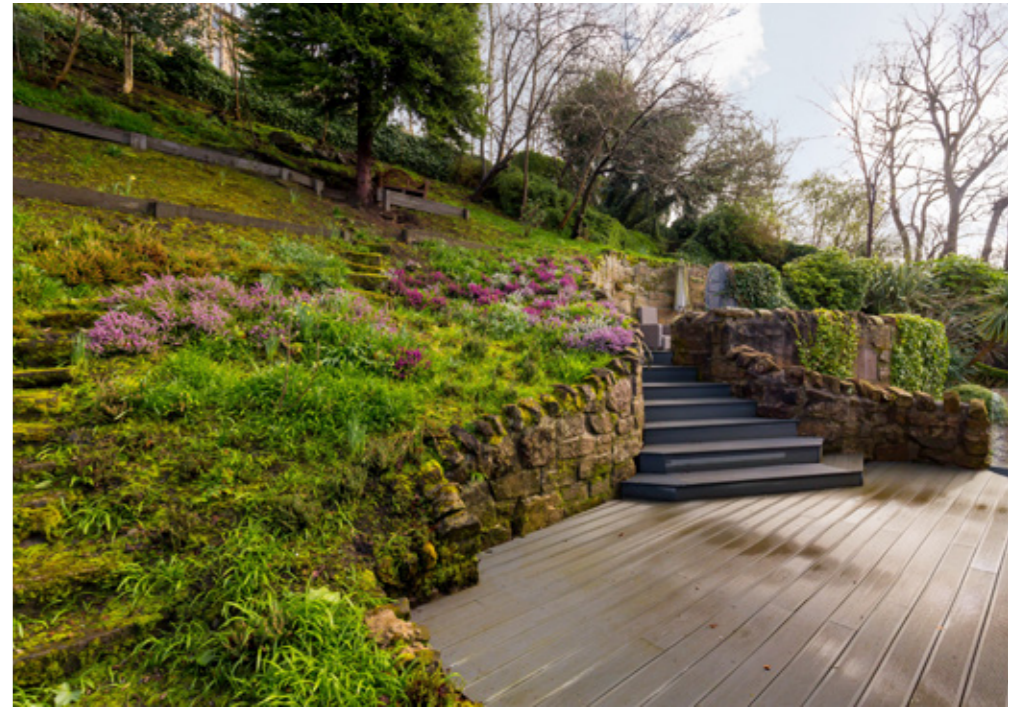
St. Bernard's Cottage, dating back to 1851, is an exquisite family home in central Edinburgh set in an idyllic, peaceful setting next to the Water of Leith. Set in 0.34 acre's of its own garden grounds, the cottage was originally built as two separate cottages; however the property has been expertly renovated over the years to a very high specification, with the addition of a beautiful contemporary extension to the rear.

The property is entered via a modern porch extension providing bright access to the main reception hall. The hall leads on one side to the cosy sitting room with original open fire, continuing through to the stunning modern extension, home to the open plan kitchen/living/dining space. The retractable glass doors lead out to the garden, flooding the internal space with light with its south-westerly aspect. Through the beautiful bespoke, Kitchens International, kitchen with high specification appliances and silestone worktops, the space leads seamlessly through to the second living room with an exposed brick wall and gas fireplace as a focal point. This living room leads back through to the entrance hall. There is also a convenient utility space with additional storage leading to the spacious garage on the ground level and a cloakroom with WC located off the hallway.

The first floor comprises of four double bedrooms, 2 with en suite. The incredible principal bedroom, featuring a stylish pitched roof and a floor to ceiling arched window, is within the modern extension with balcony access. This principal suite benefits further from a stylish en suite bathroom and dressing area. There is a further family shower room and study to complete the first floor.

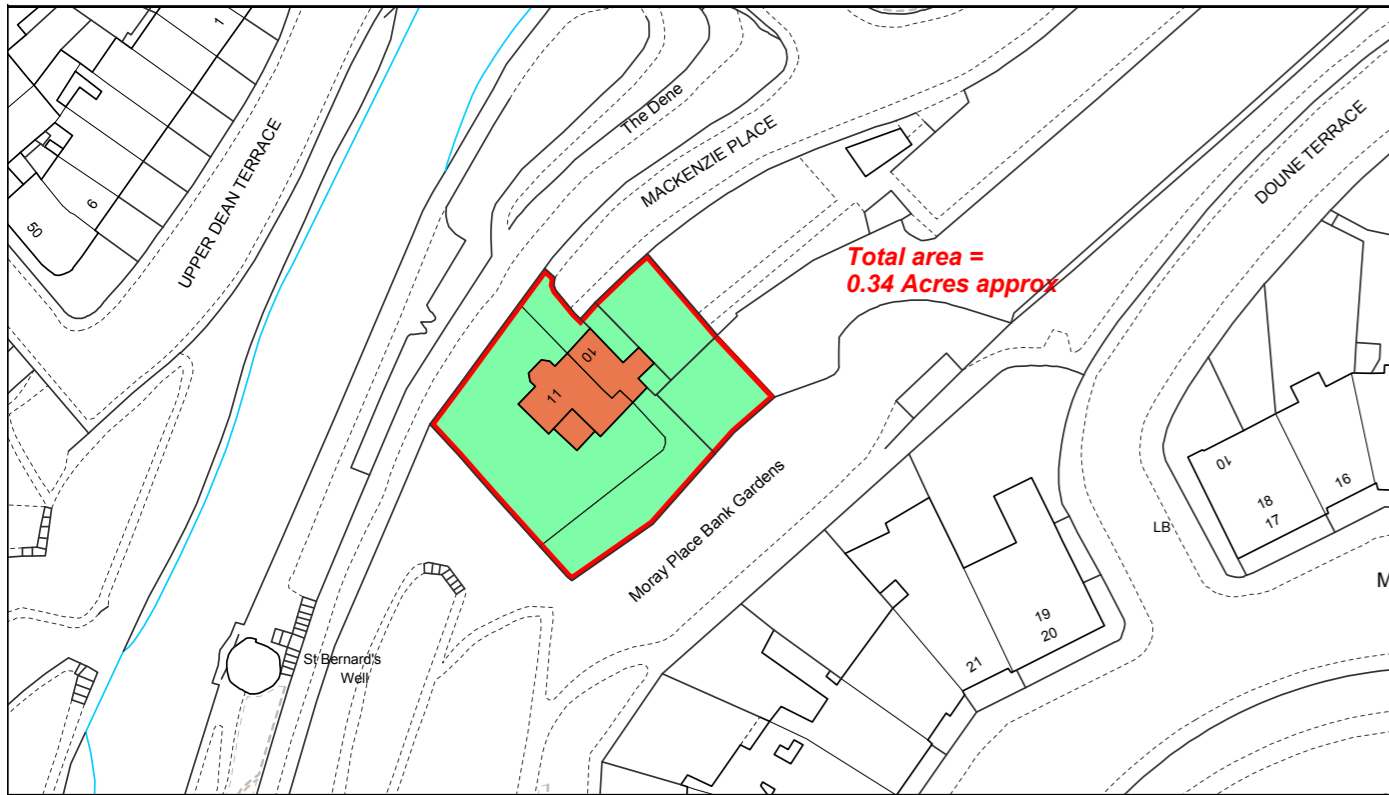






The property is surrounded by leafy and beautifully maintained landscaped gardens, providing a wonderful feeling of privacy and serenity. The property's grounds, accessed through entrance pillars originally located at Nisbett Castle in Borders, provide access to an abundance of private parking with EV charging points in place. There is a private locked access gate to the Water of Leith walkway with tranquil leafy walks available to the Dean Village and beyond.





LOCATION

Located in the sought after Stockbridge district of Edinburgh's New Town, St. Bernard's Cottage is one of Edinburgh's most exclusive detached homes.

The cosmopolitan areas of Stockbridge and the New Town have a wide range of specialist and independent shops, bars, bistros and restaurants. There is a large Waitrose supermarket in Comely Bank with a further range of shopping at nearby Craighleith Retail Park, which has a large Sainsburys and M&S supermarket.

There is a wide choice of local and private schooling within the vicinity including Fettes College, The Edinburgh Academy, Erskine Stewart's Melville Schools and St. George's. The financial centre, railway stations and tram connecting to Edinburgh Airport are all within easy reach.

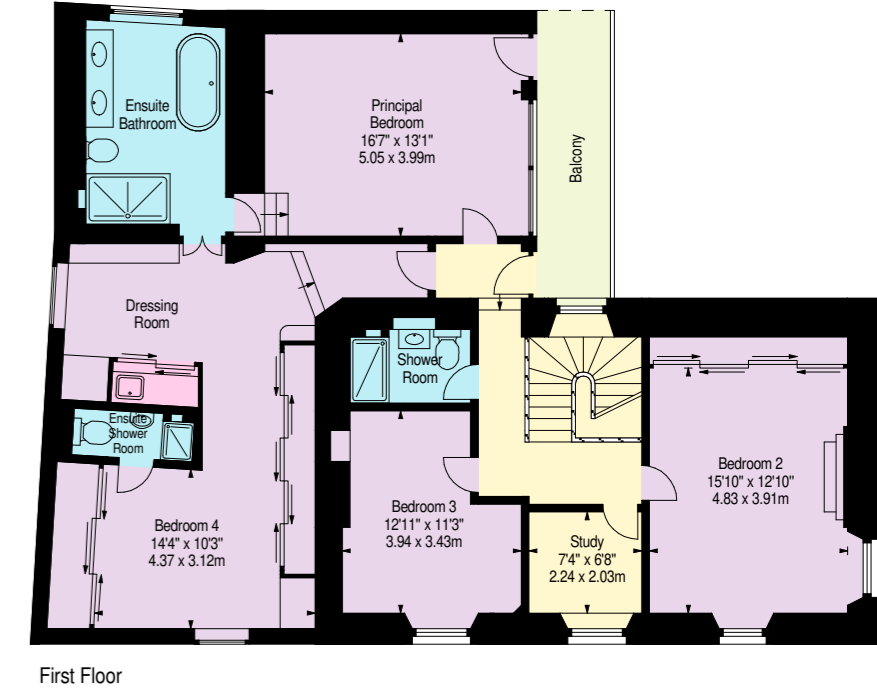
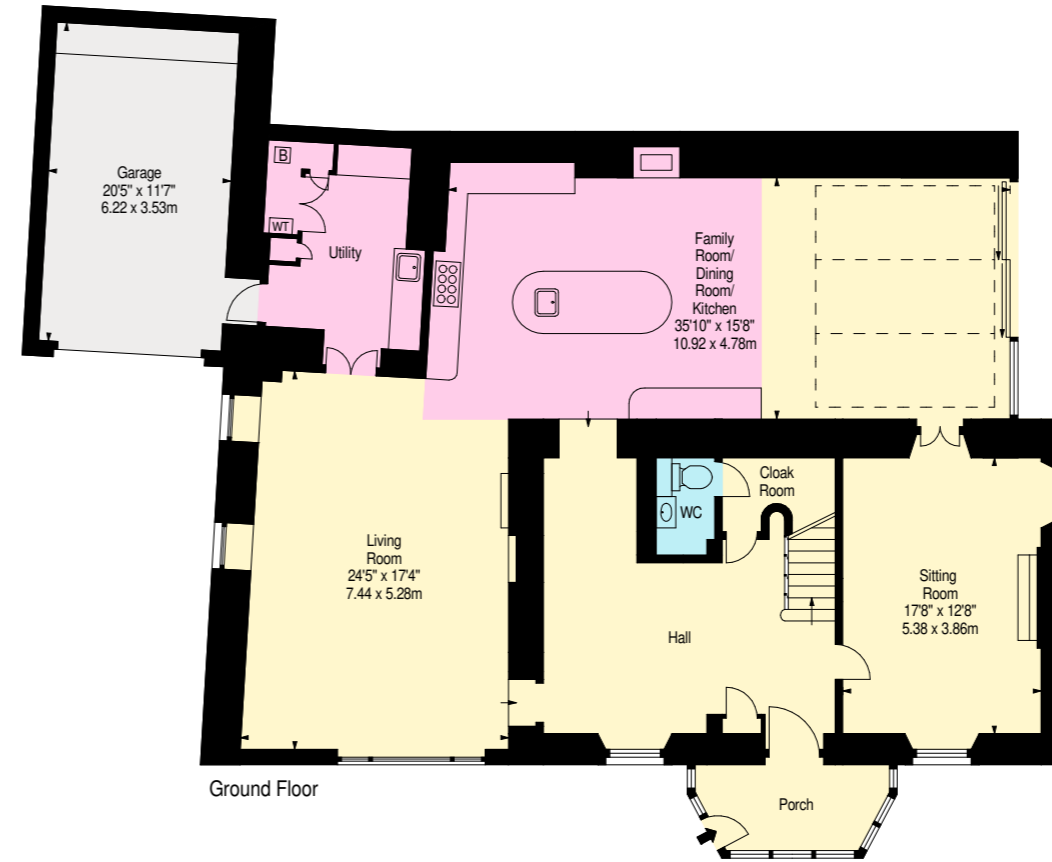
Local recreational facilities include The Royal Botanic Garden, Inverleith Park, and the Scottish National Gallery of Modern Art.

There are pleasant riverside walks alongside the Water of Leith and through the Dean Village available closeby.

Approximate Gross Internal Floor Area

Total Area= 343.82 sq m / 3,701 sq ft

(Including Garage)



ADDITIONAL INFO

Listing: The property is not Listed.

Fixtures and Fittings: All fitted floor coverings, integrated white goods, light fittings and blinds are included within the sale.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Neil Scott

neil.scott@knightfrank.com

0131 222 9620