

Jardine Phillips  
Solicitors • Estate Agents

LIBERTON

THE COT-HOUSE,  
31 ELLEN'S GLEN ROAD  
EH17 7QL



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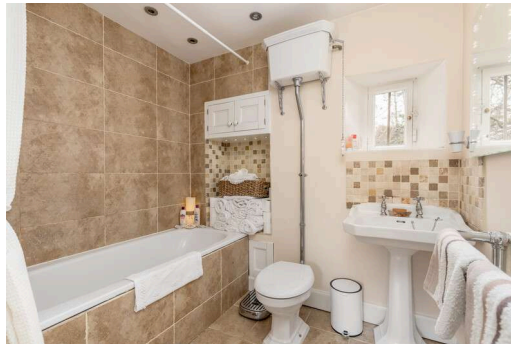


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EPC RATING: E

FIXED PRICE £635,000





## ENCHANTING THREE BEDROOM DETACHED HOUSE PROVIDING COUNTRY LIVING IN THE CITY

This charming, unique period property dates back to 1760 and forms part of an ancient hamlet on the former Stenhouse Estate, as a cottar's house. It would make a wonderful family home having three good sized bedrooms and lots of entertaining & garden space, together with many original features that have been lovingly restored/retained. Located only 3 miles from Princes Street, the area has a delightful countryside feel but with modern amenities on your doorstep and excellent transport links into the city centre.

### AREA

Liberton is a popular area in the south of the city which is mainly residential. The property itself is located on a quiet lane with very little passing traffic due to a permanent road closure since 1966 just beyond the cottage. The front aspect overlooks a beautiful natural stone wall and the extensive woods of Burdiehouse Valley Burn Nature Reserve. Birdsong, including woodpeckers & cuckoos in Spring and owls at night add calm & relaxation to the locale. There are extensive walks nearby along the burn, through the woodland and open grassland, ideal for dog walkers. The area is also safe for cats. There are a good range of golf clubs and leisure facilities in the vicinity, including Gracemount Leisure Centre & Liberton Golf Club. There are local shops nearby, including an Aldi & Morrisons a few minutes' walk away, together with Inchpark Medical Practice & Toothbox Dental Surgery. Further amenities are available in Cameron Toll Shopping Centre or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Liberton Primary & Liberton High Schools, with excellent transport links to George Heriot's, George Watsons & ESMS

available nearby. The property is also ideally located for Edinburgh University and the Royal Infirmary. Regular bus services run along the main road with convenient travel links to the city centre. There is also very easy access onto the city bypass and the motorway network beyond. An informal Neighbourhood Watch exists with a friendly local community.

### EXTRAS

The curtains, light fittings, Rangemaster stove, undercounter fridge, new Bosch dishwasher (2021) and new Bosch washing machine (2022) are included in the sale, together with the shed (installed 2021) and bar trough in the rear garden.

### HOME REPORT VALUATION

£650,000

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## PROPERTY DESCRIPTION

- Hallway leading through to rear garden with handy downstairs cloakroom
  - Snug sitting room with dual aspect windows and a beautiful inglenook fireplace with gas coal effect fire
  - Elegant dual aspect lounge with inglenook fireplace with wooden overmantle & multi fuel stove (fitted 2018), period style radiators and French doors leading to the garden
  - Well appointed kitchen/diner with window overlooking rear garden, large inglenook fireplace, excellent range of bespoke, hand painted, shaker style kitchen units, maple worktops, a Rangemaster stove.
  - Small stairway with fitted cupboards leading to bedroom
  - Roomy dual aspect south-east bedroom with views over front garden & the woodland opposite. Working shutters, a window seat, a period fireplace with Victorian tiling & a gas coal effect fire, together with a small nook and access to the loft space
  - Spacious upstairs master bedroom with dual aspect to front & rear, an Edinburgh press and an open fire nook with original slate hearth
  - Double bedroom 3 with large window overlooking the garden, a walk in closet and a fireplace with shelving
  - Modern family bathroom with small window to front, underfloor heating, a bath with mains shower over, period style sink, high level cistern wc, period style heated towel rail and some built in storage
  - Basement cellar accessed from the front garden and the lane.
  - Gas central heating from New Vaillant Ecofit 60 boiler
  - Security alarm with vibration sensors
  - To the front is an area of walled garden with delightful aspect overlooking the lane & woods. Off street parking for one car
  - To the rear is a private & secluded, partially walled garden with a shed, a large lawn, trees, shrubs and various patio areas to sit out in the sun and entertain. There are double gates from the rear garden to a quiet cul de sac where there is private parking on block paving for a second car
  - Unrestricted parking in the lane
- Extensive roof repair with 10 year guarantee (October 2022) including replacement

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## VIEWING

By Appointment tel.

Jardine Phillips on

0131 446 6850

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Sitting room	14' x 12'5 (4.27 x 3.78m)
Lounge	20'2 x 15'3 (6.15 x 4.65m)
Kitchen/dining room	14'4 x 12'10 (4.37 x 3.91m)
Bedroom 1	17'6 x 14'7 (5.33 x 4.44m)
Bedroom 2	15'5 x 12'9 (4.70 x 3.89m)
Bedroom 3	15'8 x 9'7 (4.78 x 2.92m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.