





## Hillwood Cottage, Newbridge, EH28 8LU

### Description

A rare opportunity to purchase a stunning stone period property being brought to the open market for the first time in 70 years. This delightful property is packed with charming original features, set within substantial landscaped garden grounds (around 1.5 acres) which offer full privacy on all sides. The property itself has been extended and reconfigured to offer a generous family home in excellent order. It benefits from gas central heating with mains gas supply and has various outbuildings which include a large outside studio with balcony, a double carport, with large storage cupboard, separate outside room which houses a sink basin and WC, and various other outside storage units.

The accommodation comprises:

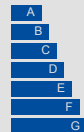
- Vestibule
- Welcoming entrance hall with oak flooring and cornicing
- Family area with sliding patio doors into the large south facing sun room/conservatory
- Impressive drawing room with ornate cornicing, feature curved wall with three sets of French doors with working shutters and original period fireplace, hearth and surround
- Extremely spacious master bedroom with detailed cornicing, three double French doors with working shutters, picture rail and period fireplace, hearth and surround



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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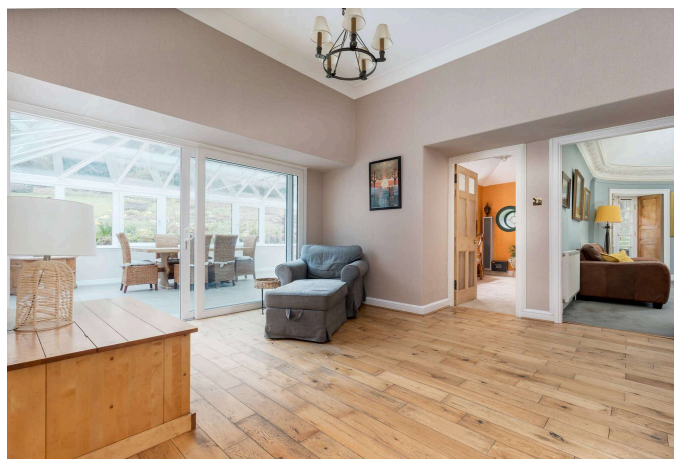
- TV room/bed 2 with original fitted window shutters, fitted carpet and original open fireplace, hearth and surround
- Well equipped kitchen/dining room fitted with a range of farmhouse style units including a large island unit, solid wood worktops and a range gas cooker
- Downstairs bathroom with cast iron bath, wet room shower, sink basin and WC
- There is a home office to the rear of the property with ample shelving, period open fireplace, hearth and surround
- Luxurious fully tiled downstairs shower room with double shower enclosure with rainfall shower head, wall hung basin, heated towel rail and WC
- Utility room with a range of fitted units, worktops and Belfast sink. The washing machine and dishwasher are included in the sale
- Upstairs on the first floor is a landing with two further bedrooms, one of which is ensuite with shower cubicle, sink, heated towel rail and WC
- Dressing room with excellent railing and storage
- Further shower room with shower cubicle, sink basin, heated towel rail and WC

### Gardens

The beautiful mature gardens and grounds at Hillwood Cottage extend to approximately 1.5 acres in all. A private road leads to the approach of the property where there is a large gravelled parking area at the front of the house. There is also a second driveway leading up to the double carport. The gardens sweep and enclose the property fully and with the benefit of high stone walls and mature trees surrounding it offers fully a complete seclusion and privacy on all sides. The gardens itself are well landscaped with lawns, borders, established plants and raspberry and blackberry bushes. There is also an existing greenhouse. Over the carport sits a large studio with sizeable balcony overlooking the garden ripe for conversion into perhaps a home office or further guest accommodation if so desired.

### Location

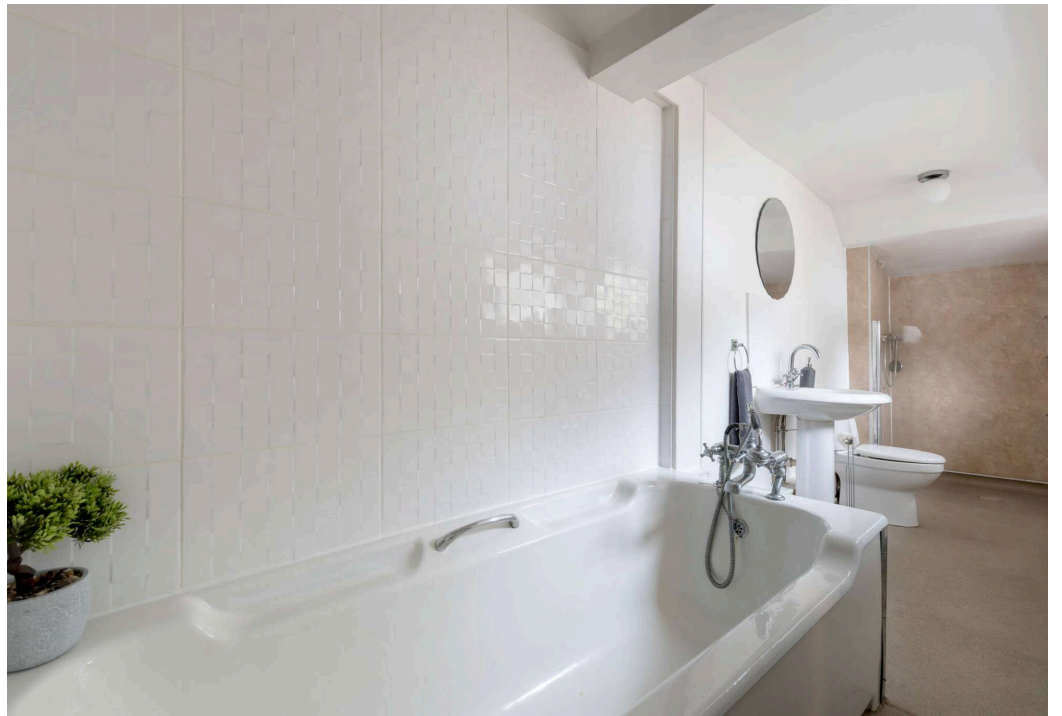
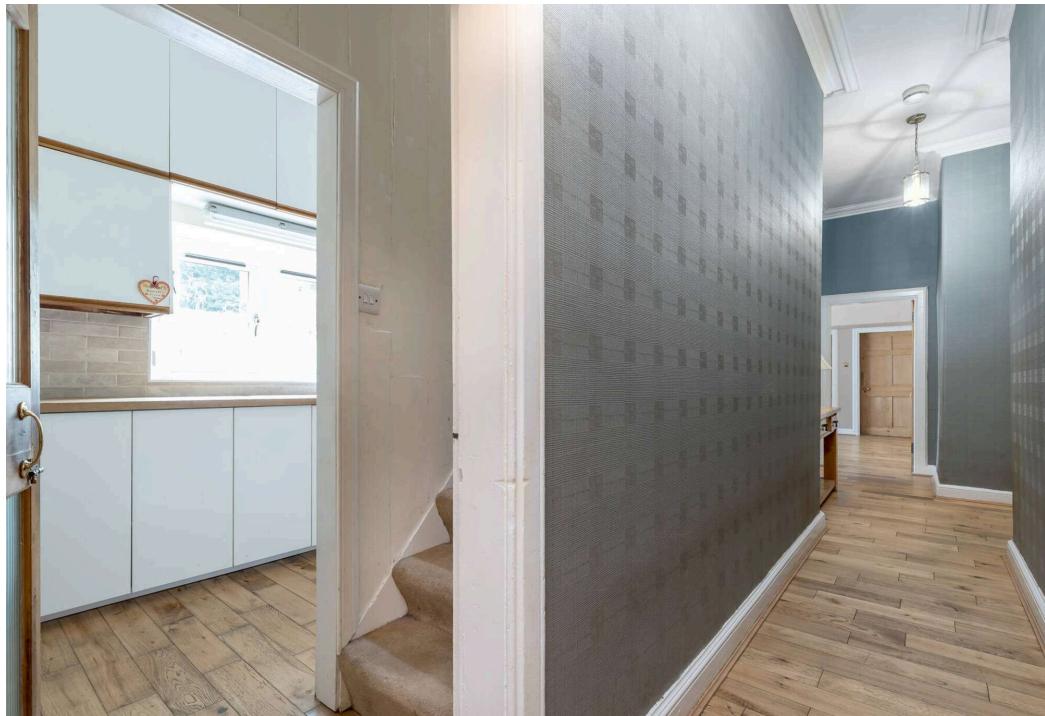
The property is located off Harvest Road opposite the West Entrance to the Norton House Hotel. There are local shops and amenities in Ratho Station, Ratho and Newbridge with further more extensive shopping facilities at the Gyle and Hermiston Gait. It lies in the school catchment area for St Andrew's RC Primary school, Hillwood Primary School, St Augustine's RC High School and Craigmount High School. Nearby Norton House and Dalmahoy offer gym, swimming and spa facilities. There are many well regarded golf courses nearby such as Ratho Park & Dalmahoy golf clubs. The Edinburgh International Climbing Area (EICA) and Lost Short Surf is also nearby. There are frequent buses to Edinburgh operating nearby and it is well placed for the city bypass and M8/M9. It is also within easy reach of Ingliston Park and Ride for Trams into the City Centre and about 8 minutes drive from Edinburgh Airport.











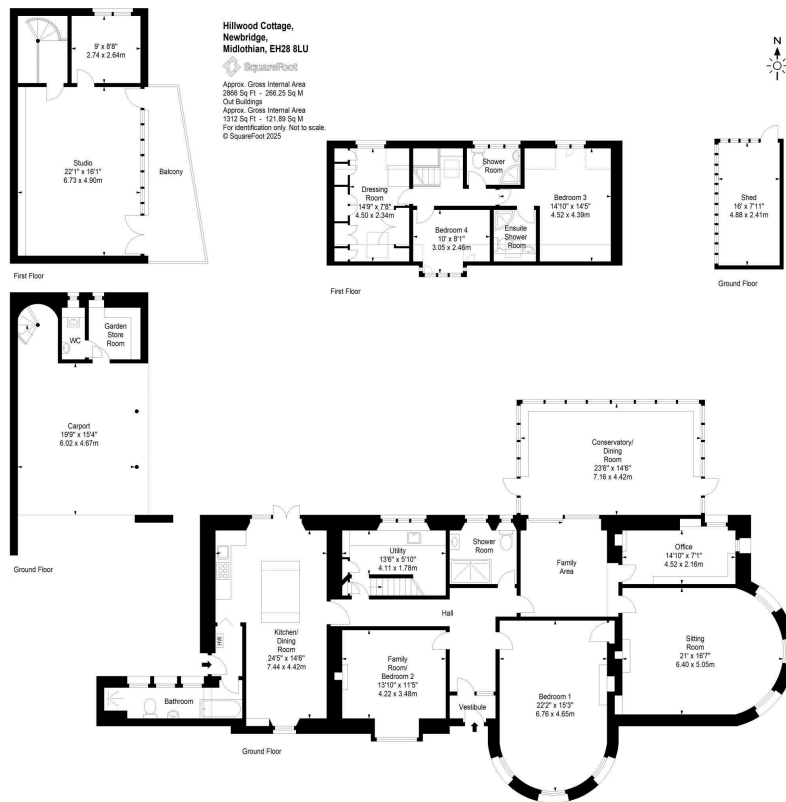












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