



HUNTERS
RESIDENTIAL



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HARELAW

Millerhill, Hope Cottage, EH22 1SB

Millerhill, Hope Cottage, 7 Harelaw, EH22 1SB

Offers Around £550,000

Viewing: By appointment through selling agents on 0131 447 4747

GENERAL DESCRIPTION

Charming and very spacious stone built extended detached cottage set within a quiet and peaceful countryside setting only a short drive from Edinburgh and host of local amenities. The accommodation which will require some finishing touches but is beautifully presented and fully modernised throughout and comprises; a vestibule with tiled floor, hall with storage cupboard, elegant sittingroom with bay window and fireplace, good quality fitted breakfasting kitchen with co-ordinating island breakfast bar, five burner gas hob, high level fitted double oven, freestanding dishwasher, freestanding fridge. A opening leads from the kitchen to the utilityroom which gives access to the garage and is fitted with wall and base units, sink and drainer, freestanding fridge, freezer, washing machine and tumble dryer and leads to a modern showerroom with white suite. Also on the ground floor level are two double bedrooms, a diningroom with French doors to the garden and a generous lounge/familyroom. There are two staircases leading from the main hall, the first leads to the master bedroom with French doors to an ornamental balcony and modern ensuite showerroom, and the second leads to two further spacious double bedrooms and a family bathroom with separate shower cubicle. The property benefits from gas central heating and is fully double glazed. There is a paved area and chipped driveway to the front of the property leading to a single garage. The fantastic rear garden is very generous in size and has been landscaped with a paved patio area, expansive lawn, mature shrubs and trees and houses a modern built outbuilding which would be ideal as a home office, games room or gym.

- Entrance Vestibule
- Hall
- Elegant sittingroom with bay
- Diningroom with French doors
- Lounge/familyroom
- Fitted breakfasting kitchen
- Utilityroom
- Master bedroom with French doors
- En-suite showerroom
- 4 further double bedrooms
- Family bathroom
- Showerroom
- Modern built outhouse/office
- Gas central heating
- Double glazing
- Beautiful gardens
- Driveway and garage

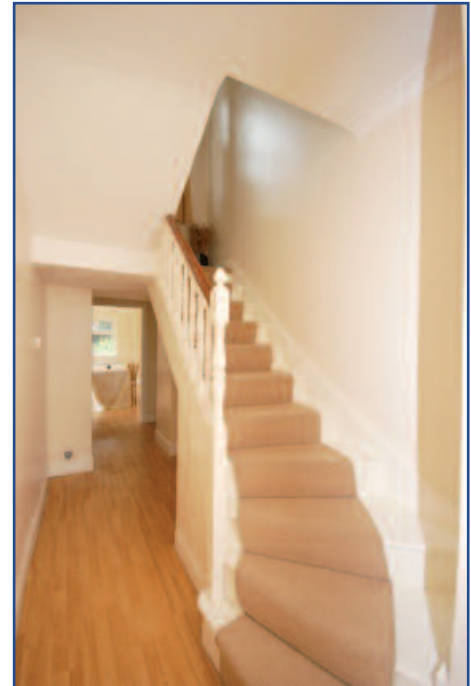


LOCATION

The property is located in a peaceful countryside setting only a short drive from Edinburgh and within easy reach of good local shops and amenities. More extensive shopping can be found at Cameron Toll Shopping Centre, and the Fort Kinnaird Retail Park which have many high street shops. There is also a Tesco and Sainsbury superstore within a short drive. The property is convenient for the Edinburgh Royal Infirmary at Little France and the Queen Margaret University. Schooling is available from nursery to senior level and excellent private schools can be found within Edinburgh. There are various golf courses in the area, parks and the Pentland Hills. Regular bus services lead to the City Centre and surrounding areas and the City Bypass is only around a mile and a half away and provides quick and easy links to the M8, M9, M90 and Edinburgh International Airport as well as the Forth Road Bridges.

ACCOMMODATION

SITTINGROOM	4.97m x 4.37m	(16'3" x 14'4")
BREAKFASTING KITCHEN	4.24m x 3.68m	(13'11" x 12'1")
UTILITYROOM	4.01m x 2.27m	(13'2" x 7'5")
SHOWERROOM	2.27m x 1.53m	(7'5" x 5'0")
DININGROOM	4.42m x 3.63m	(14'6" x 11'11")
LOUNGE/FAMILYROOM	5.85m x 5.46m	(19'2" x 17'11")
MASTER BEDROOM	4.90m x 4.44m	(16'1" x 14'6")
EN-SUITE SHOWERROOM	1.89m x 1.73m	(6'2" x 5'8")
BEDROOM 2	4.14m x 3.33m	(13'7" x 10'11")
BEDROOM 3	3.77m x 3.31m	(12'4" X 10'10")
BEDROOM 4	5.43m x 4.33m	(17'9" x 14'2")
BEDROOM 5	5.42m x 3.71m	(17'9" x 12'2")
BATHROOM	2.54m x 2.27m	(8'4" x 7'5")
OUTHOUSE/OFFICE	4.94m x 3.13m	(16'2" x 10'5")
GARAGE	5.81m x 3.14m	(19'1" x 10'3")

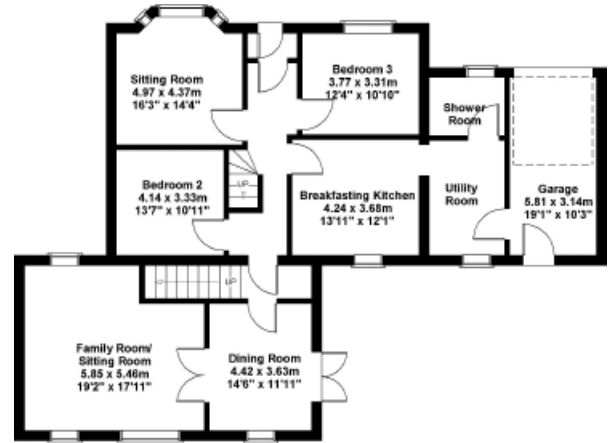


NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.







GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximations and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PuttabPlans
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AMENITIES

Council Tax Band – E
Edinburgh – approx 5 miles
Edinburgh Airport – approx 14.5 miles
Waverley Railway Station – approx 6.4 miles
Wallyford Railway Station – approx 4.9 miles
Buses – Within walking distance

76-80 Morningside Road, Edinburgh EH10 4BY.

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also at:

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