



Offers over £760,000

9 Ellen's Glen Loan, Liberton, Edinburgh, EH17 7QN





**A Truly Unique Four Bed Traditional Detached Cottage Set In An Idyllic Riverside Setting
Impressive Enclosed Grounds With Large Garage/Electronic Door**

Burnside Cottage is a truly stunning four bed traditional detached cottage meticulously designed to provide exceptional family accommodation set within enviable enclosed grounds in an idyllic riverside setting within a historic conservation area lying south of the city centre.

Commanding a truly unique setting by Burdiehouse Burn and walkway, this outstanding residence has been thoughtfully upgraded to an extremely high standard by the present owners to form a simply exquisite home. Extending to approx. 165 sq m, the beautifully light and spacious interior offers a perfect blend of sophisticated charm and luxurious comforts of modern living. In brief, the accommodation comprises: spacious welcoming entrance hall, formal sitting room with feature fireplace/gas fire and direct garden access, charming dining room with open doorway to an impressive fitted breakfasting kitchen with appliances and double doors to garden, lovely bay windowed master bedroom with fitted wardrobes and en suite shower room, two further double bedrooms with fitted wardrobes, fourth double bedroom presently used as a family/relaxation room with door to garden, tiled shower room and luxury tiled bathroom with contemporary free-standing bath. Presented to the market in pristine condition, further benefits include gas central heating, double glazing and copious storage including a useful attic. Outside, the carefully planned gardens with mature trees, well stocked borders and wonderful patios offer a range of interest/colour and a tranquil retreat for relaxation/entertaining while enjoying much of the day's sunshine. Double gates enter a large courtyard providing excellent off-street parking and access to a large garage with electronic up and over door, light and power.

ACCOMMODATION (WIDEST POINTS)

Sitting Room	16'6 x 16'5 (5.03m x 5.00m)
Dining Room	11'11 x 8'6 (3.63m x 2.59m)
Kitchen/Breakfastroom	21'10 x 13'4 (6.65m x 4.06m)
Master Bedroom	13'9 x 13'5 (4.19m x 4.09m)
Bedroom 2	13'1 x 11'7 (3.99m x 3.53m)
Bedroom 3	13' x 11'10 (3.96m x 3.61m)
Bedroom 4	13' x 10'7 (3.96m x 3.23m)

LOCATION

While Liberton is well placed for access to the finest amenities of the city centre, the local area provides a range of convenience shopping and amenities including Lidl and Morrisons supermarkets. The Cameron Toll Shopping Centre, Straiton and Fort Kinnaird Retail Parks are also only a short drive away offering a range of major retail outlets. Schools catering for all age groups are easily accessible and the property is also particularly convenient for Edinburgh University's Kings Buildings and Edinburgh Royal Infirmary. Recreational facilities in the vicinity include golf courses, a leisure centre, Midlothian Snowsports Centre and lovely scenic walks on the Braid and Pentland Hills. A frequent and effective public transport service operates nearby to many parts of the city with easy access to the city bypass linking with major motorway networks to the north, south & west regions.

EXTRAS

All the fitted floor coverings, blinds, kitchen appliances (induction hob with fan/oven/ microwave oven/warming drawer, large American style fridge/ freezer, dishwasher, automatic washing machine and tumble drier), summerhouse and pergola/water feature.

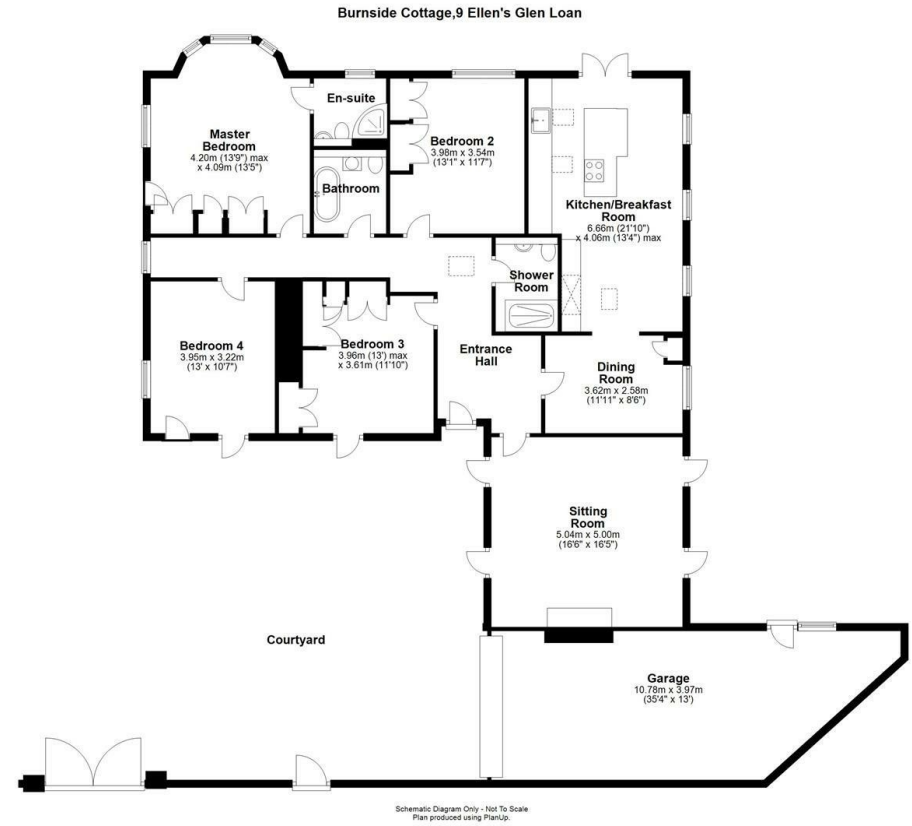
EPC RATING

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VIEWING

By appointment, please telephone 0131-554 6244





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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.