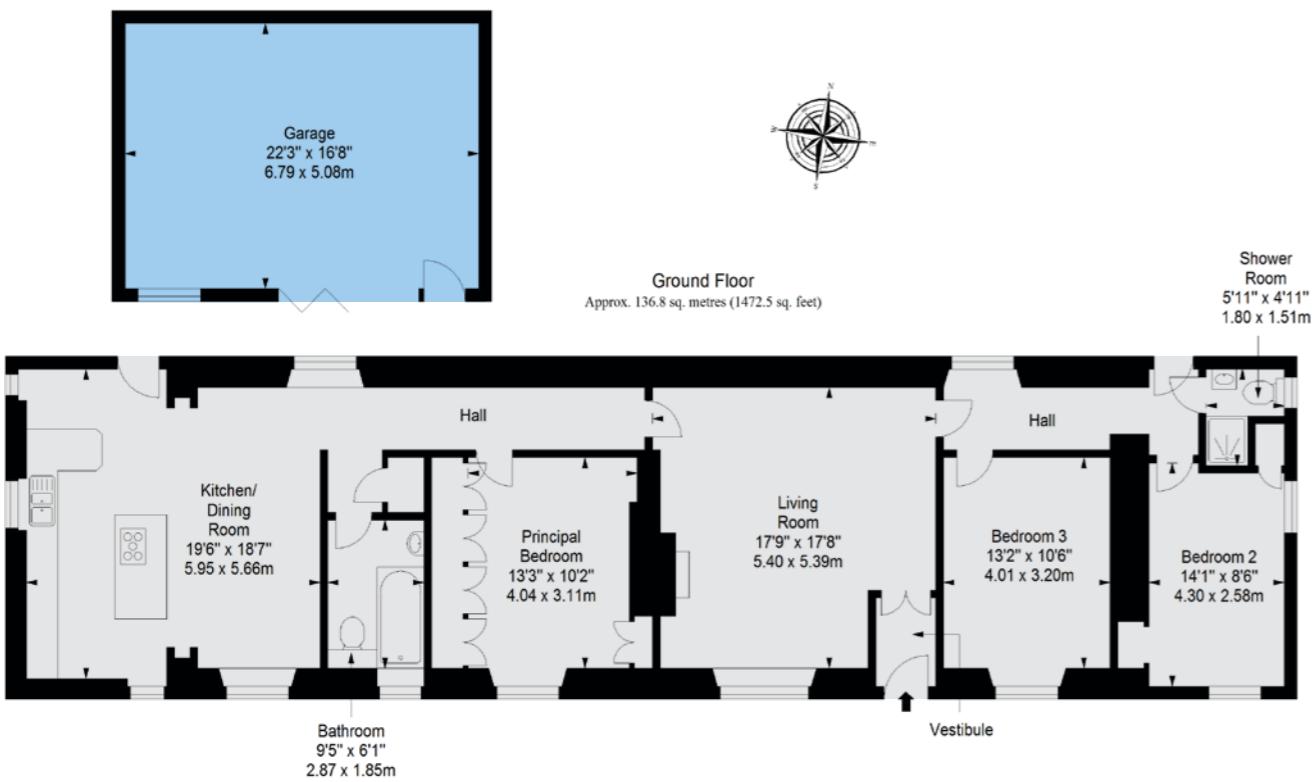


1 BONNINGTON COTTAGES

Wilkieston, Kirknewton, EH27 8BB



PROPERTY NAME	LOCATION	APPROXIMATE TOTAL AREA:
1 Bonnington Cottages	Wilkieston, Kirknewton, EH27 8BB	171.5 sq. metres (1846 sq. feet)
GROUND-FLOOR		
EXTERNAL		The floorplan is for illustrative purposes. All sizes are approximate.



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WELCOME TO 1 Bonnington Cottages

Boasting a tranquil, rural location near Wilkieston, this traditional detached cottage offers beautifully presented accommodation including a living room, a large kitchen/dining room, three bedrooms, a bathroom, and a shower room, plus generous gardens, a detached garage with a double driveway, and another single driveway.

GENERAL FEATURES

Traditional detached cottage near Wilkieston
Rural location surrounded by countryside
Beautifully presented accommodation
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Entrance vestibule
Spacious, elegant living room with multi-fuel stove
Well-appointed kitchen with dining area and breakfast bars
Three well-proportioned double bedrooms
Bathroom with shower-over-bath
Separate shower room

EXTERIOR FEATURES

Leafy front garden
Large rear garden with elevated countryside views
Detached garage, private double driveway, and a single driveway



ENTRANCE

Welcome to 1 Bonnington Cottages

Situated near the village of Wilkieson on the outskirts of Edinburgh (with an Edinburgh postcode), this three-bedroom, two-bathroom traditional detached cottage offers beautifully presented and well-appointed accommodation, accompanied by generous gardens and excellent private parking. It is sure to appeal to those looking for a rural setting yet still remaining within easy reach of excellent city amenities and transport links, as well as having Jupiter Artland on the doorstep and the incredible Wavegarden Scotland (due to be completed in 2024) in nearby Ratho.

A path through the pretty front garden leads to the front door, where a practical entrance vestibule welcomes you into the home and opens directly into the living room.





LIVING ROOM

Elegant and homely reception area



Occupying a generous footprint, the living room offers plenty of space for various configurations of furniture, all arranged around a warming multi-fuel stove. The room is decorated in earthy and neutral tones, enhanced by warm wood flooring, and boasts a south-facing window capturing sunny natural light throughout the day.



A south-facing window capturing sunny natural light throughout the day



KITCHEN/DINING ROOM



Ideal for family life & entertaining alike

A hall from the living room (with built-in storage) leads through to the open-plan kitchen and dining room, representing an ideal sociable space for gatherings – perfect for everyday family life and entertaining alike. The room offers space for a seated dining area and additional lounge furniture, if desired, whilst two breakfast bars cater for morning coffee, busy weekday breakfasts, and socialising while cooking. The kitchen is beautifully appointed with contemporary off-white cabinets, spacious and gleaming stone worktops, providing ample storage and workspace. The room is filled with natural light through triple-aspect windows, whilst a door affords access to the rear garden.





BEDROOMS

Tranquil and stylishly presented sleeping areas

The home accommodates three well-proportioned bedrooms, all stylishly presented and offering plenty of space for furniture with two fitted with carpets for optimum comfort underfoot, and the principal enjoying similar warm wood flooring as the living room and kitchen. The principal bedroom is accompanied by a large wall-to-wall built-in wardrobe, with one of the others also supplemented by built-in storage.







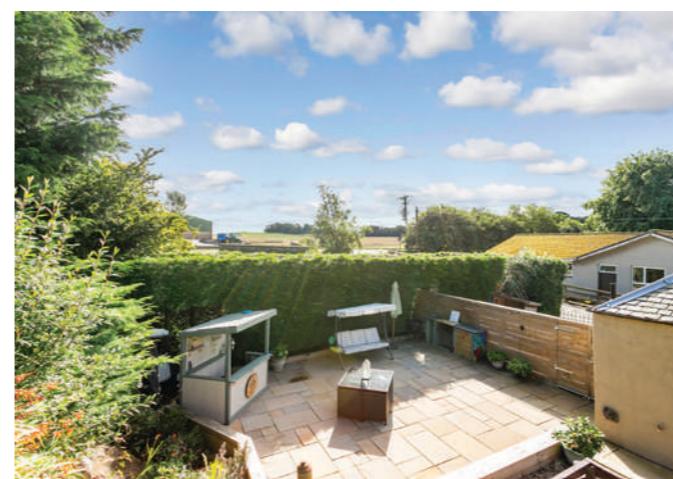
WASHROOMS

Two beautifully appointed washrooms

The cottage's two well-appointed washrooms consist of a bathroom and a shower room, with the former comprising a bath with an overhead shower, a basin set into storage, a floating WC, a towel radiator, and travertine tiles. The shower room includes a shower enclosure with stylish tiling, a WC-suite, vanity storage, and a chrome towel radiator.

Extras: Integrated kitchen appliances comprising a double oven, microwave, hob, extractor fan, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





GARDENS & PARKING

Generous garden and excellent private parking

Externally, the home is accompanied by a front garden with leafy trees, shrubs, and planting, as well as a large rear garden, tiered to take full advantage of the home's position with wonderful countryside views. It includes a spacious patio for outdoor dining furniture and barbecues, spacious lawns with additional seating areas, and a wealth of mature trees and hedges. Excellent private parking is provided by a detached garage, a double driveway, and a second single driveway, accommodating a woodstore and ideal for a boat/caravan.



WILKIESTON

Rural retreat within easy reach of the city centre

The property is situated under a mile from the village of Wilkieson, just over a mile from Ralio, and approximately eleven miles from the heart of Edinburgh, making it an excellent choice for city workers looking for a quiet, rural retreat within easy reach of the city centre. The property is located next to Jupiter Artland and Bonnington House, and benefits from close proximity to a wide range of beautiful open spaces, including the Pentland Hills Regional Park, the River Almond, and the Union Canal. For those who enjoy indoor and outdoor sports, Edinburgh International Climbing Arena (EICA) is nearby in Ralio.



Wavegarden Scotland is due to open in 2024, and a number of golf courses can be found within easy reach, including Dalmahoy Golf Course and Ralio Park Golf Club. Dalmahoy Hotel and Country Club also offers a well-equipped gym, a swimming pool, a sauna and steam room, fitness classes, a jogging trail, and outdoor floodlit tennis courts, whilst the EICA houses a gym and a children's soft play. Additional indoor fitness and leisure facilities can be found in the surrounding areas, including Edinburgh. For families with children there are two private nurseries nearby, and Ralio Primary School and Balerno High School are the catchment state schools. Independent schools are also easily accessible, with Clifton Hall (also offering a private nursery) a short drive away and Edinburgh's many private options within easy reach. The area is served by bus links connecting across the county and further afield, with Kirknewton train station offering services to Edinburgh and Glasgow. Travelling by road is also fast and efficient, with the close proximity of the M8/M9 motorway network, and Edinburgh Airport is just a few miles away.



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