



RALPH SAYER
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2, Norton Mains Cottages

NEWBRIDGE, EH28 8NA



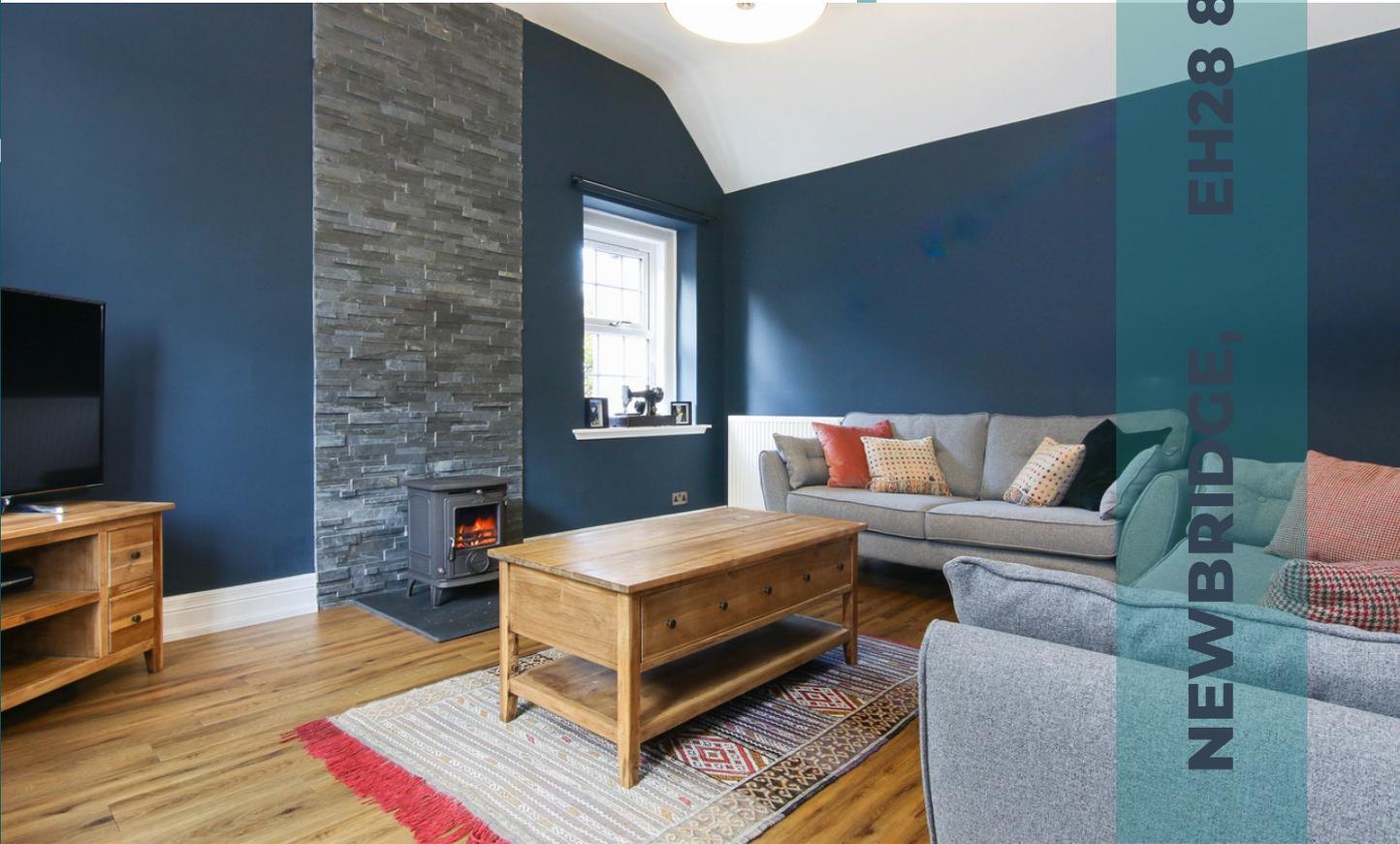
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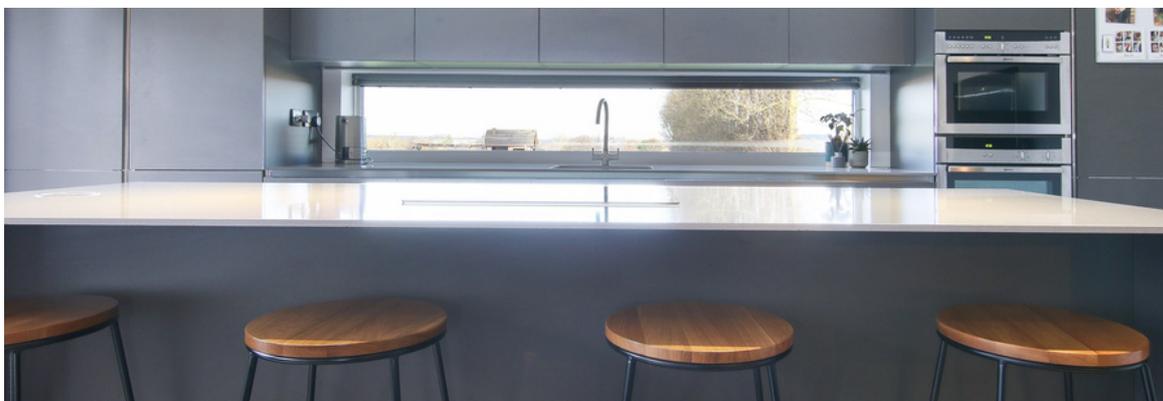


Commanding an enviable rural setting, just minutes away from a wonderful range of amenities and good road links, this unique family home is a perfect blend of traditional country charm to the front, contemporary extension to the rear and great outdoor space.

STYLISH CONTEMPORARY INTERIORS



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0131 225 5567 OR EMAIL PROPERTY@RALPHSAYER.COM
WWW.RALPHSAYER.COM

FLOORPLAN



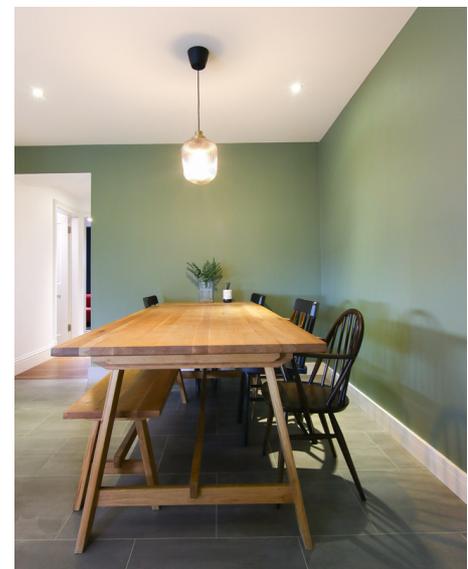
Ground Floor

Approx. 144.2 sq. metres (1551.9 sq. feet)

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This traditional four bedroom detached cottage offers an exceptionally spacious and flexible family home over one level. Upgraded with premium finishes, including; Amtico and Karndean flooring and Porcelanosa tiling, the cottage provides stylish and contemporary interiors. The front door sits centrally within the traditional stone façade, behind a picket fence. The glazed entrance opens into a welcoming entrance vestibule. On the left is the original sitting room, enjoying a dual aspect and a traditional wood burning stove. Across the entrance, is the main hallway, which leads to the main heart of the home, with an impressive open plan; kitchen, dining and family room, with patio doors leading out onto a decked terrace to the side of the property. There is a wealth of space for cooking, dining and socialising. The sleek German kitchen by Hacker, lines one wall, built around a horizontal 'slot' window, which frames the countryside beyond. A full range of integrated appliances are concealed within, plus a large island, with slimline Silestone worktops providing an excellent area for breakfasting or food preparation and hosts the electric induction hob with a vented cooker hood above. Also, in this space is a 'Contura' wood burning stove, creating a cosy heart to this streamlined space. A utility room lies off this space with alternative access to the terrace and garden. The four bedrooms all lie off the long central hallway. The master bedroom features a luxurious ensuite with walk-in shower and underfloor heating. Completing the accommodation is the chic, three piece bathroom suite, with space saving shower, bath, vanity unit with countertop basin and WC. LPG central heating and triple glazing throughout ensures optimum comfort and efficiency all year round.





KITCHEN STYLE



MASTER BEDROOM







NEWBRIDGE

Norton Mains Cottages, are located opposite Ingliston, with No.2 lying at the end of the country lane, sitting next to the grounds of the Norton House Hotel. Newbridge is a small hamlet approx. 7 miles west of Edinburgh and ideally placed for the commuter with quick access to the major motorway network, nearby Ingliston park and ride and nearby Edinburgh Airport. There are good local amenities a 5 minute drive away at nearby Ratho village, with more extensive shopping available at the Gyle centre. Leisure opportunities include woodland walks on your doorstep, several golf courses including the renowned Dalmahoy golf course, the Ratho International Climbing Centre and luxurious leisure facilities at The Norton House Hotel.

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.