

FOR SALE

No.5 Cottage, Hatton Mains

Kirknewton, EH27 8EB

**DAVIDSON
& ROBERTSON**

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No.5 Cottage Hatton Mains

Kirknewton, EH27 8EB

No.5 Cottage at Hatton Mains is an excellent opportunity to acquire a spacious four-bedroom cottage with easy access to Edinburgh.

Situation

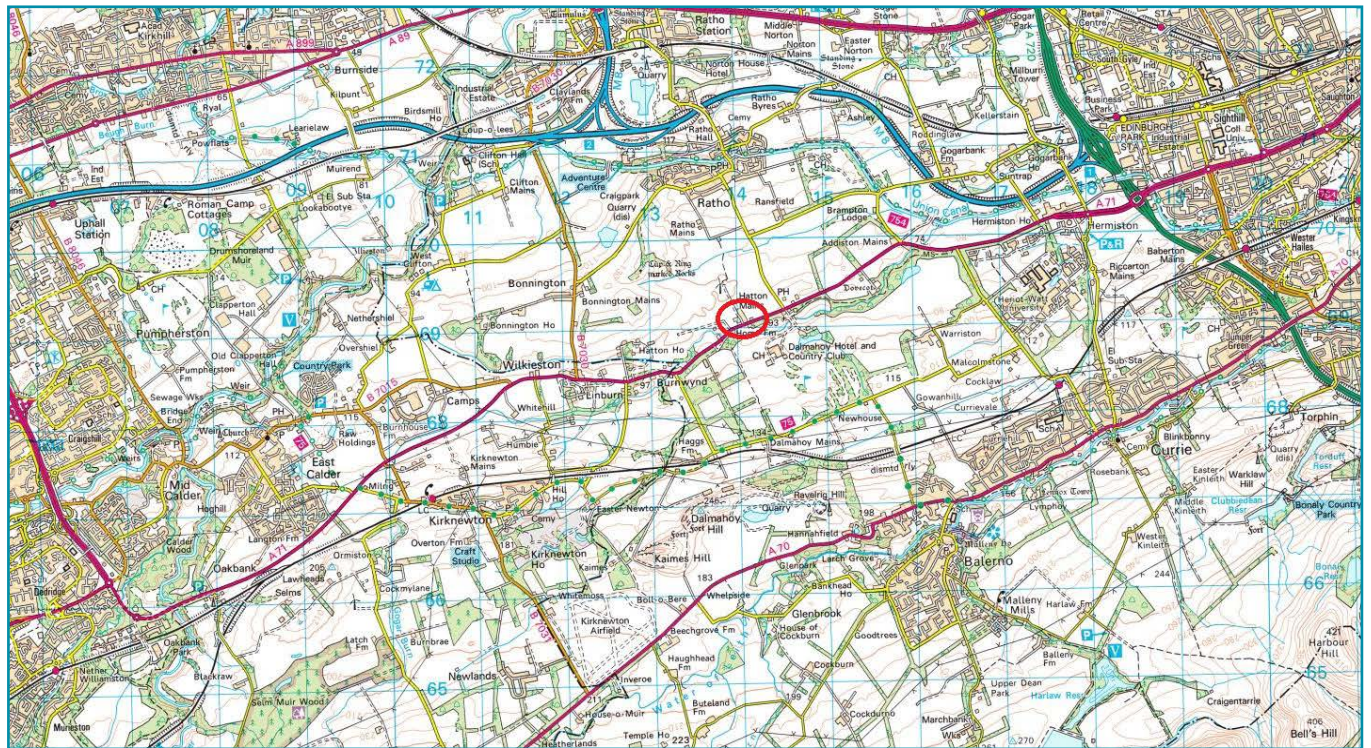
The property is located 2.8 miles east of Kirknewton and 2.9 miles from the Edinburgh City Bypass.

Access

Access is taken from the A71 and through the steading at Hatton Mains.

Directions

From west bound on the Edinburgh City Bypass, take the junction marked for the A71, at the first round about take the second exit and continue for another 2.6 miles and Hatton Mains is on the right hand side. From Kirknewton, take station road to the North and then head onto the B7031 which leads to the A71. Follow this for 2.8 miles and Hatton Mains is on the left.



Selling Agents

Davidson & Robertson Tel: 0131 449 6212
Riccarton Mains Fax: 0131 449 5249
Currie Email: sales@drrural.co.uk
Midlothian Web: www.drrural.co.uk
EH14 4AR





Description

The property is an attractive modern cottage which would make an ideal family home for any potential purchaser.

The subjects comprise a four-bedroom semi-detached cottage located in an existing farm steading. This includes four double-bedrooms, a kitchen, large living room, bathroom and garage.

It benefits from double glazing throughout, gas fired central heating and a large south facing garden.



Accommodation comprises:

Ground Floor

Porch

Rear entrance porch with space for hanging jackets and access into the property

Bedroom 1

Double bedroom with a fitted wardrobe



Bedroom 2

Double bedroom with a fitted wardrobe. There is also an electric fire.

Living Room

Spacious living room that leads from the corridor. This looks out over the garden.

Kitchen

Spacious kitchen with doors leading out to the utility room and from the corridor. Fully fitted kitchen with gas hob, electric oven, and fridge/freezer.



Utility

Storage room with connections for appliances. This leads to make

1st Floor

Bedroom 3

Large double bedroom with fitted wardrobes

Bedroom 4

Large double bedroom with fitted wardrobes



Outside

Garden

There is a generously sized, low maintenance garden which is currently laid to lawn with some mature trees.

Garage

Single garage with stone floor

Services

The property benefits from mains electricity, mains gas and mains water. There is a private septic tank. The property benefits from double glazing throughout and is gas fired central heating.

Further sources of heat are provided by the electric fires in the living room and bedroom.

Council Tax

No. 5 Cottage at Hatton Mains has been assessed as Council Tax Band E

Energy Performance Certificate (EPC) Rating

The EPC rating for the property has been assessed as Band E (46)

Development

Redundant steading with potential for development

Storage

The property is located within an existing steading with storage facilities

Livery

There is an opportunity for DIY livery and grazing subject to separate agreement

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Local Authority

City of Edinburgh
City Chambers
High Street
Edinburgh
EH1 1YJ

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.



Solicitor

Morton Fraser
Quartermile Two
2 Lister Square
Edinburgh
EH3 9GL

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Third Party Rights and Servitudes

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

