



180 The Lodge, Castle Gogar, Glasgow Road, Edinburgh, EH12 9BQ

Rarely Available, Immaculately Presented & Spacious, Flexible Two-Bedroom, Detached Home

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Property Description

Rarely available, immaculately presented and spacious, flexible two-bedroom, detached period property, set on an enclosed corner plot. Uniquely located, a former groundskeeper's cottage for Gogar Castle, in the Gogar district west of Edinburgh centre. Comprises a vestibule, hall, living room, dining/kitchen with two double bedrooms, a shower room, and a loft.

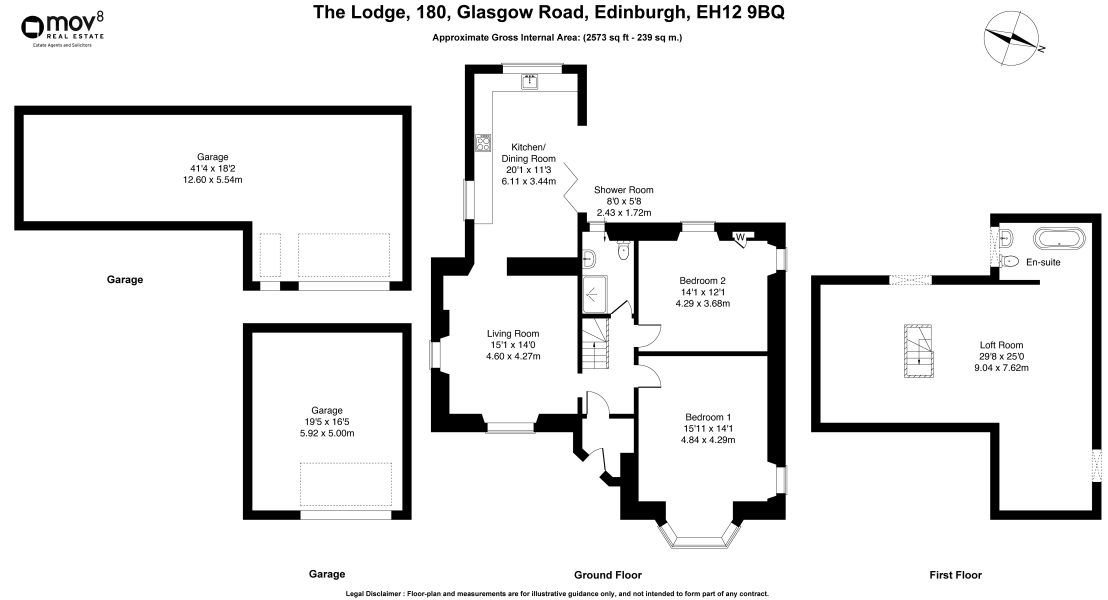
Finished to an exemplary standard throughout, including a stylish kitchen, contemporary bathrooms, quality flooring, and a fully floored loft space. Further highlights include a wood-burning stove, skylight windows, contemporary lighting, and bi-fold kitchen patio doors. Tastefully decorated throughout, ready to move in, there is also gas central heating, double glazing, a CCTV system, and good storage.

Externally, the property boasts two large garages providing additional storage, with the main garage featuring remote doors and a semi-rendered interior offering a potential workshop, office or gym. The second garage is located on a sizable plot, offering potential for further development (subject to any necessary planning permissions and consents).

The accommodation begins with a welcoming entrance hallway leading to the heart of the home. The bright and spacious living room enjoys a dual aspect, flooding the space with natural light, and features a stylish tiled feature wall, a wall-mounted TV point, and a cosy wood-burning stove. High-quality wood-effect flooring flows seamlessly from the hall, enhancing the sense of space and continuity. Off the living room, a generous, stylish kitchen is fitted with modern units and worktops, a sink with a spray pull tap, with appliances including a range-style gas cooker, a fridge/freezer, and an integrated washing machine, dishwasher, microwave, and wine cooler. With ample space for dining and entertaining, the room is completed by sliding patio doors that open directly onto the rear garden, perfect for indoor-outdoor living.

The impressive principal bedroom is situated at the front of the home and benefits from dual aspect windows, including a striking bay window, a fireplace, light decor, and carpeted flooring. A second bedroom with a dual aspect is set to the rear, similarly well-finished with light decor, carpeted flooring and a built-in wardrobe. A fully tiled shower room adds a touch of luxury, with a large cubicle, rainfall showerhead, and a modern ladder-style radiator.

Additional highlights include a substantial loft space offering excellent potential for conversion (subject to necessary planning permissions and consents), providing a fantastic opportunity to further enhance this already exceptional home.





Area Description

Gogar is a semi-rural area located about six miles west of Edinburgh city centre. It is ideally placed for commuters, with easy access to the city centre, Edinburgh Park, Edinburgh International Airport, Ingliston Park & Ride, the tram network, and regular bus services. Nearby shopping facilities include the Gyle Shopping Centre and Hermiston Gait Retail Park, both offering a wide range of high-street stores. Leisure options in the area include the Edinburgh International Climbing Arena and Ratho Park Golf Club, along with boating opportunities on the Union Canal. The nearby western outskirts of Edinburgh, including the villages of Balerno, Currie, and Juniper Green, provide additional services and retail options, all within a short drive or bus journey.















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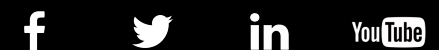
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