



Property Description

Very spacious, two-bedroom, converted detached farm cottage in need of renovation, with a large private garden. Set in a quiet rural location, in the Gogar area, to the west of Edinburgh city centre.

Comprises an entrance vestibule, hall, living room, kitchen, two double bedrooms and a bathroom.

Features include generous room sizes, oil fired central heating, double glazing, and TV and telephone points.

Externally the property benefits from a large private rear garden, overlooking open fields; with a driveway to the side, and an attached storage room.

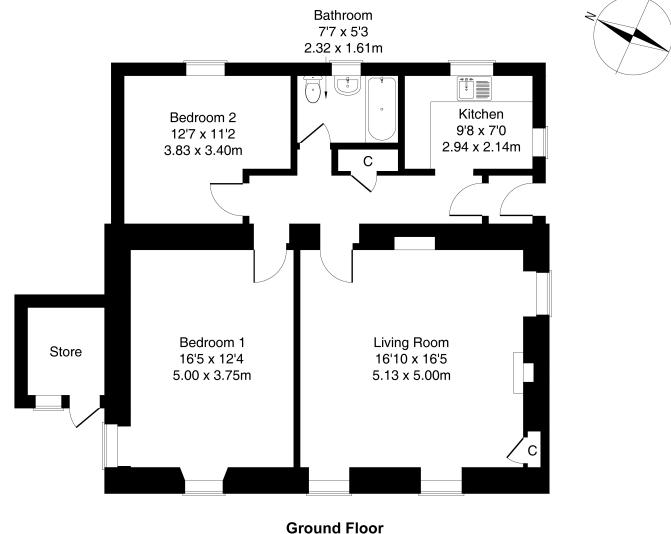
The property will benefit from refurbishment and modernisation throughout.

The entrance vestibule opens into the carpeted hallway which has a storage cupboard and provides access throughout the property. To the front, a generously sized living room has dual aspect windows, an electric fire with a wooden surround, a small storage cupboard and press shelving. Set to the rear, also with dual aspect windows, the kitchen overlooks the rear garden and features wall and base units, wood effect worktops, a sink with drainer, and a freestanding electric cooker and washing machine.

Bedrooms one and two are set to opposite aspects, similarly finished with carpeted flooring and ample room for freestanding bedroom and storage furniture. Whilst completing the accommodation, the bathroom is fitted with a white suite, a mains-mixer over bath shower, tiled splash walls and a ladder-style radiator.

A 360 Virtual Tour is available online.

mov⁸ 1 Roddinglaw Cottages, Roddinglaw Road Gogar, Edinburgh EH12 9DB
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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Area Description

Gogar is located in a semi-rural location some six miles to the west of the city centre, ideally situated for the commuter with easy access to Edinburgh City Centre, Edinburgh Park, Edinburgh International Airport, Ingliston Park & Ride, the tram network and regular bus services. The Gyle Shopping Centre and Hermiston Gait Retail Park are both within easy reach, offering plenty of high-street retail

names. Local leisure facilities include the Edinburgh International Climbing Arena and Ralio Park golf club, as well as opportunities for boating on the Union Canal. The western outskirts of Edinburgh, including the villages of Balerno, Currie, and Juniper Green, provide a wide variety of services and retail offerings and are just a short journey away by car or by bus.





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