



40 Hillwood Rise, Ratho Station, Newbridge, City of Edinburgh, EH28 8QD

Beautifully Presented, Three-Bedroom, Mid-Terraced House with a Garden

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Property Description

A beautifully presented three-bedroom mid-terraced house with a patio and a generous garden. Conveniently located in an established built-up residential development in the Ratho Station area, west of Edinburgh city centre.

Comprises an entrance, a large living/dining room and kitchen, an inner hall, two double bedrooms, a single bedroom, and a bathroom.

Ready-to-move-in, featuring light modern decor, a stylish fitted kitchen with quality worktops, and a modern bathroom. In addition, there is contemporary flooring and lighting, gas central heating, double glazing, integrated bedroom wardrobes, and a utility room.

Conveniently located close to major transport links and shopping outlets, and near Edinburgh Airport.

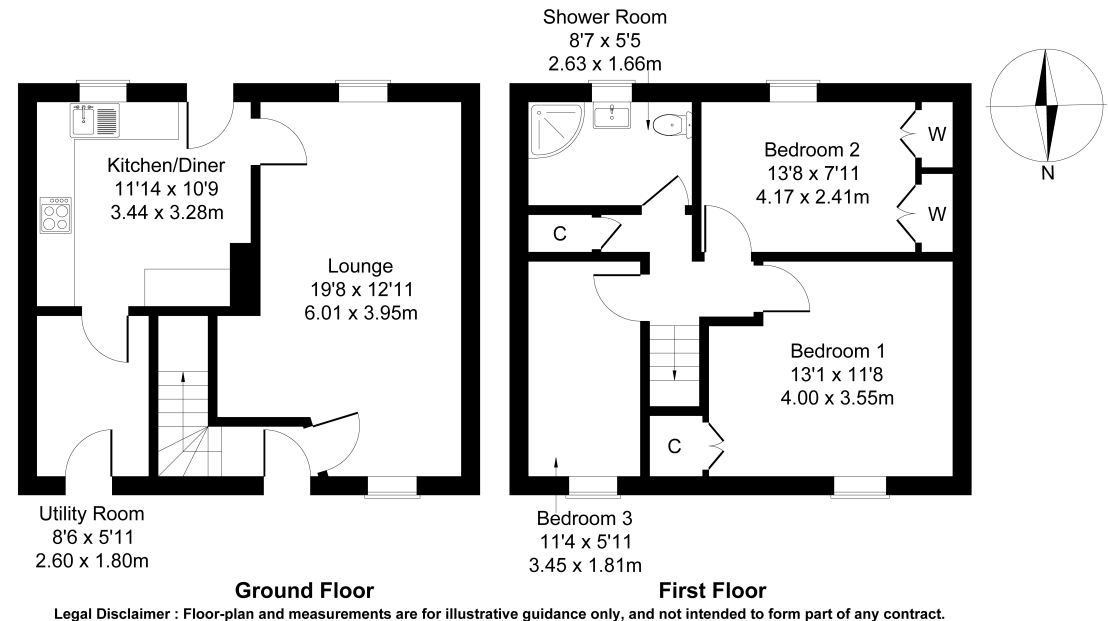
A bright entrance that leads into a spacious living and dining area. This room gets plenty of natural light and features wood-effect flooring, a fireplace, and a mounted TV point. The kitchen is modern and practical, with plenty of cupboard space, wood-effect worktops, a splashback, a sink with a drainer, and a built-in oven with a gas hob. Just off the kitchen, there's a utility room at the back of the house with space for appliances.

Upstairs, the carpeted stairs lead to a single bedroom with enough space for a desk and chair, with built-in cupboards. Both double bedrooms are bright and spacious, featuring carpet flooring, light décor, and built-in storage. The bathroom is fresh and modern, with a two-piece suite, a fully tiled shower cubicle, a ladder-style radiator, and a tiled splashback.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Area Description

Ratho Station is situated approximately six miles west of Edinburgh city centre, near the popular Union Canal. The area offers a range of local shops for daily essentials, while The Gyle Shopping Centre and Hermiston Gait Retail Park are both easily accessible, providing a wide selection of high-street retailers. Leisure options nearby include the Edinburgh International Climbing Arena, which also features additional sports facilities, and Ratho Park Golf Club.

For education, Ratho Primary School serves the local community, with secondary schooling available at Balerno High School. The nearby Heriot-Watt University further enhances the area's educational offering. Ratho Station benefits from excellent transport links, being close to Edinburgh Airport, the M8, M9, and Edinburgh City Bypass, making travel convenient. Public transport options include a regular bus service, with the Edinburgh Tram network located just three miles away.





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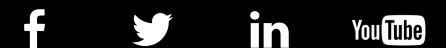
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