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7 Hillwood Avenue, Ratho Station, Newbridge, City of Edinburgh, EH28 8QE

Three Bedroom, End-Terrace Home with Gardens & Garage

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Property Description

Spacious and well-presented, three-bedroom, end-terrace home with large private gardens and a garage. Set in a quiet residential cul-de-sac, located in popular and well-placed Ratho Station, close to Edinburgh airport, to the west of the city.

Comprises an entrance hall, living room, dining kitchen, two double bedrooms, a single bedroom, a shower room and a ground floor WC/utility.

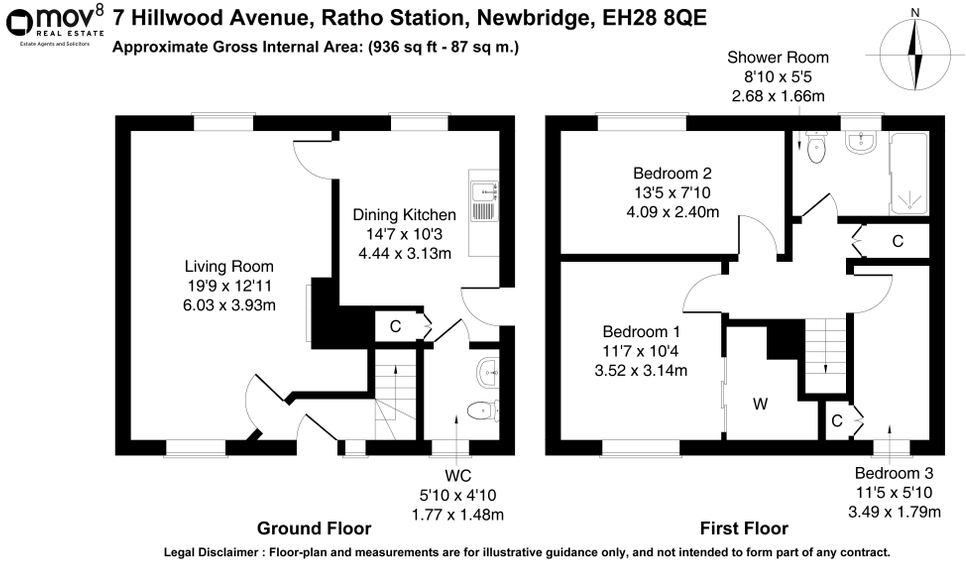
Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including a partially floored attic.

Externally the property benefits from established, beautifully, maintained private gardens to the front and rear; and a garage to the rear.

The entrance hall opens into the dual-aspect living room which features carpeted flooring, two light fittings and a fireplace surround. Set off the living room, to the rear with a side door and ample space for dining furniture, the kitchen is fitted with contemporary units and worktops, a stainless steel sink and a tiled surround. Freestanding appliances include a fridge/freezer and electric cooker. Whilst set off the kitchen, a convenient WC/utility has a two-piece suite, a front-facing window and a freestanding washing machine included in the sale.

On the upper floor, two double bedrooms are set to opposite aspects with carpeted flooring and light fittings, with bedroom one also featuring a large built-in wardrobe; whilst bedroom three is set to the front, similarly finished and features a storage cupboard. Completing the accommodation, the shower room is fitted with a modern suite, a large shower cubicle with a mains mixer and wall panelling, and a ladder-style radiator.

A 360 Virtual Tour is available online.



Area Description

Ratho Station lies six miles west of Edinburgh city centre and is close to the renowned stop on the Union Canal. Ratho Station has a selection of shops serving everyday needs, with The Gyle Shopping Centre and Hermiston Gait Retail Park also within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International Climbing Arena and Ratho Park Golf Club. Ratho Primary School serves the local community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. Ratho Station is conveniently placed for the M8, M9 and Edinburgh city bypass, and is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.

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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

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