



132 Main Street, Ratho, Newbridge, City of Edinburgh, EH28 8RS

Light and Beautifully Presented, South-Facing, Three-Bedroom, End-Terrace House

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Property Description

Light and beautifully presented, south-facing, three-bedroom, end-terrace house, with gardens. Overlooking a shared green and set back from the main road, in the desirable village of Ratho, west of Edinburgh city centre.

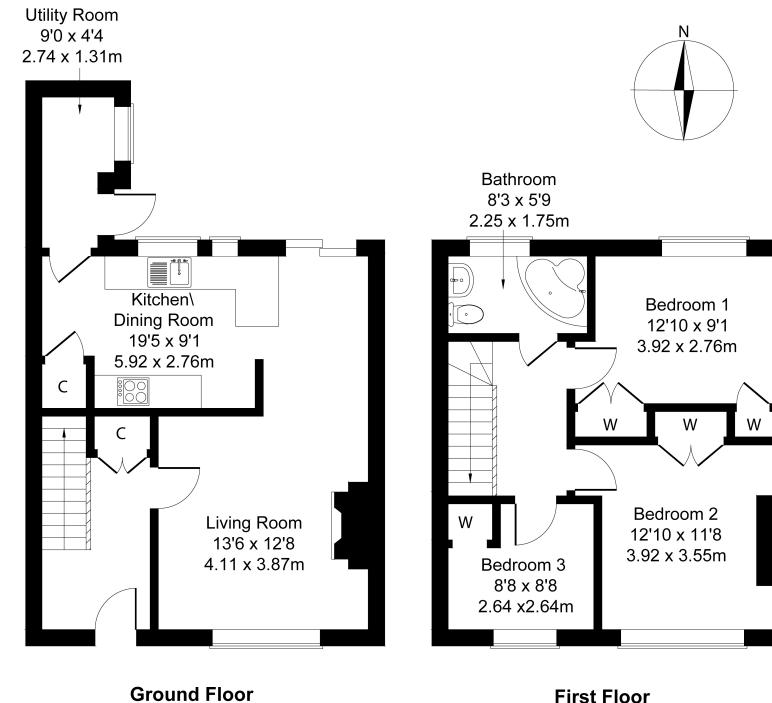
Comprises an entrance hallway, living/dining room, kitchen, utility room, three flexible bedrooms and a family bathroom.

Highlights include a modern fitted kitchen and bathroom suite, contemporary flooring, gas central heating and double glazing. In addition, there is excellent storage, including a large, floored loft space and integrated bedroom wardrobes.

Externally there is low-maintenance landscaping to the front, whilst enclosed to the rear are patios, a lawn, and a large shed.

A generous hall space gives access to the lounge and carpeted staircase, and features a built-in store cupboard and ample space for outerwear. The ground floor is an impressive, semi-open-plan living space, with dual-aspect, natural light and modern flooring, matching the hall. To the front is a lounge area, with an ornate, period gas fireplace and a pendant light fitting. To the rear are the kitchen and dining area, with patio doors to the garden, built-in, under-stair storage, and further access to a flexible utility store/rear porch. Modern fitted units include stone-effect worktops, a sink with a drainer, a tiled splashback, an integrated fridge, a dishwasher, an oven and a gas hob, with a canopy above. On the first floor, two well-proportioned, double bedrooms are set to either aspect and include carpeted flooring and built-in wardrobes. A flexible, third bedroom is front facing and also includes carpeted flooring and a built-in store. The generous family bathroom has a fitted suite, a mains shower over the oval bath, recessed spot lighting, and tiled splash areas.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ratho is a thriving rural village, eight miles west of Edinburgh city centre. A renowned stop on the Union Canal, Ratho benefits from a selection of local shops, a post office, a library, a garage, a canal marina, and the popular Bridge Inn hotel and restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are 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 is conveniently placed for the M8, M9 and Edinburgh city bypass, is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.





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