



26 Station Road, Ratho Station, Newbridge, City of Edinburgh, EH28 8PT

Beautifully Presented, Two-Bedroom, Dual-Aspect, First-Floor Flat, with Garden Plot

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Property Description

Beautifully presented, two-bedroom, dual-aspect, first-floor flat, with a garden plot. Superbly located in the Ratho Station area, to the west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

With contemporary decor throughout, a quality integrated kitchen with wood worktops, and a stylish bathroom, ready to move in. In addition, there is HIVE central heating, double glazing, luxury internal doors, spot lighting, and updated original wood flooring.

An extensive loft space mirrors the floorplan and offers a potential extension subject to planning.

Externally, there is a private garden plot to the rear; with unrestricted parking to the front and on surrounding streets.

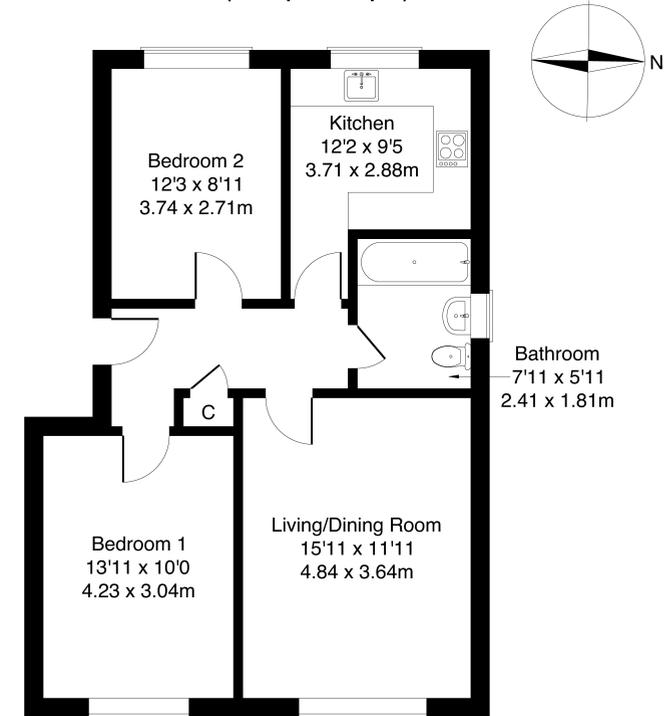
A bright and welcoming entrance hall sets the tone for the property, providing access to all rooms and featuring a convenient built-in storage cupboard to the right. The space is enhanced by stylish original wooden flooring, which continues throughout the home. The spacious living and dining area is a standout feature, offering a warm and versatile space ideal for both relaxing and entertaining. Original wood flooring adds character, while a fireplace creates a natural focal point. A large window allows for an abundance of natural light, giving the room an airy feel, and there is ample space for a full dining setup alongside comfortable lounge furniture. Situated across the hall, the modern fitted kitchen is well-appointed with hardwood worktops, a tiled splashback and contemporary spotlighting. Integrated appliances include a washing machine, dishwasher, oven and gas hob, making it both practical and stylish.

Located just off the entrance, the principal bedroom benefits from the continuation of the original wooden flooring and features a central light fitting, offering a bright and comfortable retreat with space for freestanding furniture. The second bedroom is also well-proportioned, making it ideal as a guest room, home office or additional sleeping space. Completing the property, the modern three-piece bathroom is finished with a tiled surround, spotlighting, a rainfall shower over the bath and a ladder-style radiator, creating a sleek and functional space.

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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)

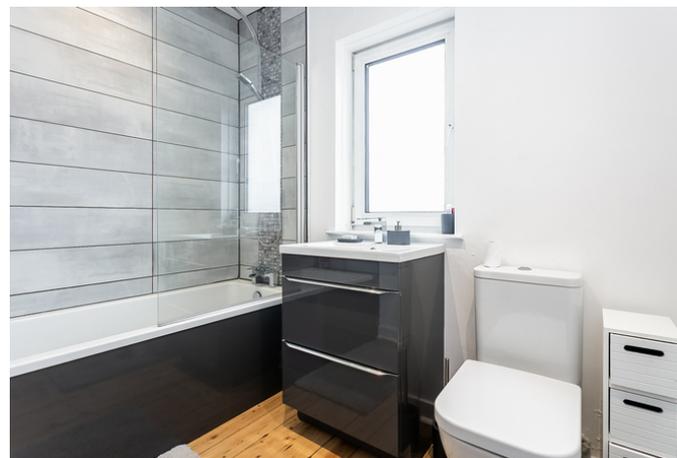


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Ratho Station is a well-connected residential area situated approximately six miles west of Edinburgh city centre, close to the scenic Union Canal. Local amenities include a selection of shops catering to daily needs, while larger retail destinations such as The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering a broad range of high-street names. Leisure facilities in the vicinity include the Edinburgh International Climbing

Arena and Ratho Park Golf Club. Ratho Primary School serves the area, with secondary education provided at Balerno High School, and Heriot-Watt University is also located nearby. The area enjoys excellent transport links, with close proximity to Edinburgh Airport, the M8, M9 and city bypass, as well as regular bus services and the Edinburgh tram network just three miles away.





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