



Flat 3, 50 Lilybank Road, Ratho Station, Newbridge, EH28 8AT

Immaculately Presented, Modern Two-Bedroom, Corner Aspect Ground-Floor Apartment

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Property Description

Immaculately presented, modern two-bedroom, corner aspect ground-floor apartment. Forming part of a factored residential development, located in the growing Ratho Station area, west of Edinburgh city centre.

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a chic, fully integrated kitchen, modern bathroom suites, with French doors for a patio and balconette. Tastefully finished, ready-to-move-in, there is also quality Amtico flooring, gas central heating, double glazing and good storage.

The development also provides landscaped grounds, a shared bike store, a secured entry system, and ample unrestricted residential parking.

The welcoming entrance hall provides access to all rooms within the property and benefits from two separate built-in storage cupboards, offering practical space for coats, shoes and household items. The living area is a bright and inviting space, finished with wood-effect flooring and a central light fitting. Two sets of French doors allow for an abundance of natural light while creating a seamless connection to the outside. There is ample room for both comfortable lounge seating and a dining table, making it an ideal setting for relaxing or entertaining. The fitted kitchen area continues the wood-effect flooring and features a central light fitting, under-cabinet lighting and wood-effect worktops. A modern sink with drainer is complemented by a range of integrated appliances, including a fridge freezer, washing machine, dishwasher, oven and a gas hob with a canopy above, creating a stylish and functional cooking space.

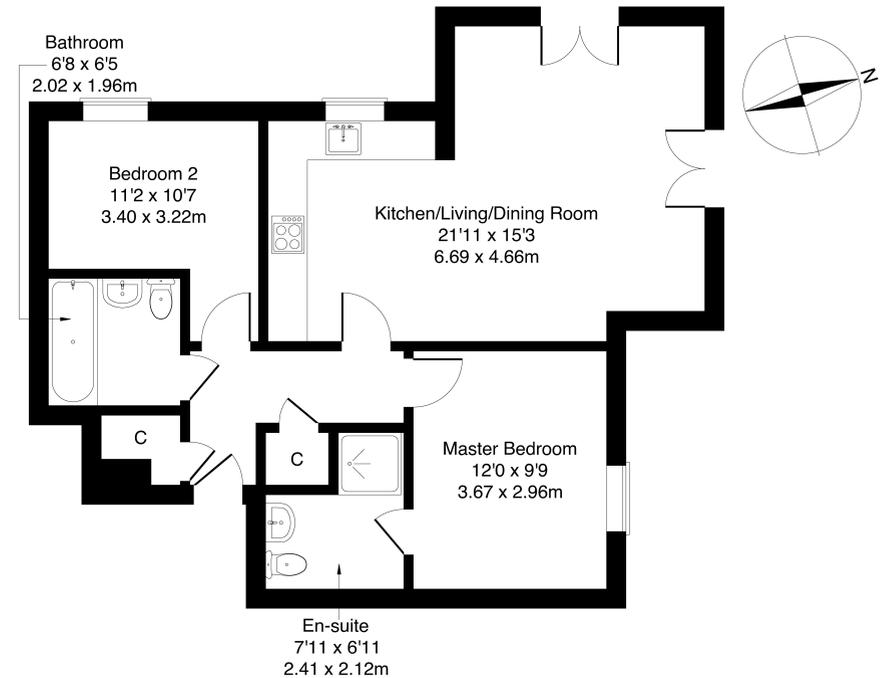
The master bedroom offers a well-proportioned and peaceful retreat, complete with carpeted flooring and a central light fitting. There is space for freestanding furniture alongside the benefit of a contemporary en suite. The second bedroom is also carpeted and provides a versatile space, ideal as a guest room, home office or additional bedroom. Completing the property, the modern fitted three-piece bathroom features tiled effect flooring, a tiled splashback surround, a central light fitting, a rainfall showerhead over the bath and a ladder-style radiator, delivering both comfort and practicality.

All fitted blinds throughout the property are included in the sale, along with the wardrobes in Bedroom Two.



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Approximate Gross Internal Area: (700 sq ft - 65 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 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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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



Estate Agents and Solicitors

