



15 Ratho Park Road, Ratho, Newbridge, City of Edinburgh, EH28 8PE

Spacious, Four-Bedroom, Modern, Detached Home with Gardens & Driveway

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Property Description

mov⁸ REAL ESTATE Estate Agents and Solicitors
15 Ratho Park Road, Ratho, EH28 8PE
Approximate Gross Internal Area: (1507 sq ft - 140 sq m.)

Immaculately presented and exceptionally spacious, four-bedroom, detached family home with private gardens and a driveway. Located in the desirable and much sought-after village of Ratho, west of Edinburgh city centre. Comprises an entrance hallway, living room, an open-plan kitchen and dining/family room, utility room, four flexible bedrooms, an en-suite shower room, a ground floor WC and a family bathroom.

Finished to an exemplary standard throughout, including a bespoke extension creating an exceptional living space and a generous master bedroom. Highlights include a quality integrated kitchen with quartz worktops, stylish bathroom suites, skylight windows, solid oak internal doors and extensive quality flooring. In addition, there are fitted window blinds, a walk-in dresser for the master bedroom, gas central heating, double glazing, and ample bespoke fitted storage solutions. Externally, the generous plot incorporates low-maintenance landscaping to the front; whilst the rear garden has a synthetic turf lawn, patios and a storage shed.

A bright and welcoming entrance hall affords access throughout the ground floor and to the carpeted stairway leading to the upper hall. Set to the front, with quality flooring continuing from the hall, the living room features a southerly aspect allowing plentiful natural light and a stunning traditional-style fireplace. To the rear, the bespoke extension creates a spacious open-plan kitchen and dining room featuring further lounge space, wood effect flooring, a large skylight window, spotlighting and bi-fold doors opening into the garden. Whilst the kitchen is fitted with stylish units, quartz worktops with matching upstands, a breakfast bar and a ceramic Belfast-style sink; with quality integrated appliances including double eye-level ovens, an induction hob with an extractor hood, a dishwasher and a fridge/freezer. A utility room is set across from the kitchen/dining room and offers space for freestanding appliances, as well as fitted units, stone effect worktops; and access to a convenient WC and to a front patio.

Also set to the rear, the remaining extension has created a generous master bedroom with further garden access, a dresser with custom-made storage and wardrobes, and a stylish en-suite shower room with a large cubicle and a rainfall mains mixer shower, a ladder-style radiator, modern panel splash walls and a skylight window. On the upper floor, there is a built-in cupboard, whilst three flexible bedrooms are similarly well-finished with carpeted flooring, fitted wardrobes and storage, and further built-in wardrobes. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a mains mixer rainfall shower over the bath, a ladder-style radiator, and tiled splash walls and flooring.



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 The Bridge Inn hotel and restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering high-street retail names. Whilst, 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, and is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.







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