



Estate Agents and Solicitors

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

Immaculately Presented, Two-Bedroom, First-Floor Flat with Garden Plot

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Property Description

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

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

Fully refurbished and presented to the market in contemporary decor throughout - ready to move in. Highlights include a new kitchen with integrated appliances and real-wood worktops, a stylish bathroom, new electrics, spotlighting, and re-rendered walls.

In addition, there is HIVE central heating, double glazing, quality internal doors, and varnished and sanded original wood flooring throughout. An extensive loft space mirrors the floorplan and offers a potential extension, subject to any planning permissions.

Externally, the property benefits from a private garden plot to the rear, with unrestricted parking to the front and on the surrounding streets.

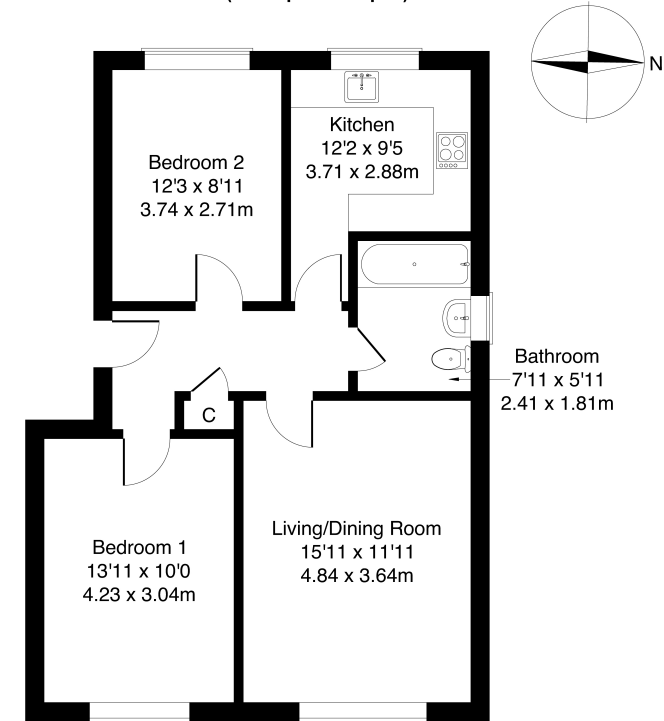
This charming property greets you with a welcoming hall that provides access to all areas, including a handy storage cupboard. At the front, the generous living room features original varnished and sanded wood flooring, which flows seamlessly from the hall and offers ample space for both relaxing and dining. A cozy fireplace adds character to the room, enhancing its inviting atmosphere. Towards the rear, the modern kitchen is well-equipped with stylish units, real wood worktops, a sink, a gas hob with a tiled splashback, an oven, a washing machine, and a dishwasher — ideal for both cooking and convenience.

Two spacious double bedrooms are located at opposite ends of the property, each offering plenty of room for storage and continuing the theme of beautiful, varnished and sanded original wood flooring. The property is completed by a well-appointed bathroom, featuring a luxurious three-piece suite with a shower over the bath, tiled splash walls, and a ladder-style radiator. This home blends character with modern comfort, providing a perfect living 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, located just six miles west of Edinburgh's city centre, offers a blend of rural charm and excellent transport links. It is well-known for its picturesque setting near the Union Canal, perfect for leisure activities. The area boasts a range of shops catering to everyday needs, with The Gyle Shopping Centre and Hermiston Gait Retail Park nearby, providing a selection of popular high-street stores. For those who enjoy an active lifestyle, local leisure options include the Edinburgh International Climbing Arena and Ratho Park Golf

Club. Education is well-catered for with Ratho Primary School serving younger pupils, Balemo Secondary School offering upper school education, and the renowned Heriot-Watt University in proximity. Ratho Station enjoys excellent transport links, with Edinburgh Airport just a short drive away and quick access to major roads such as the M8, M9, and the Edinburgh City Bypass. A frequent bus service connects the area, and the Edinburgh Tram network is only three miles away, making it an ideal location for easy commuting.





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