



# Property Description

Spacious and light, two-bedroom, dual-aspect, first floor flat, requiring renovation, located in the well placed Rathon Station area, to the west of Edinburgh city centre.

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

The property will benefit from refurbishment and modernisation throughout.

Features include double glazing, gas central heating including a combi-boiler and radiators fitted in 2020, integral storage space including an attic, and TV and telephone points.

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

The entrance hall serves each room within the property, has a storage cupboard, and opens to the bright and spacious living room which features space for freestanding lounge and dining furniture, and a large window affording plenty of natural light. The kitchen is fitted with wall and base units, a stainless steel sink, and a gas hob.

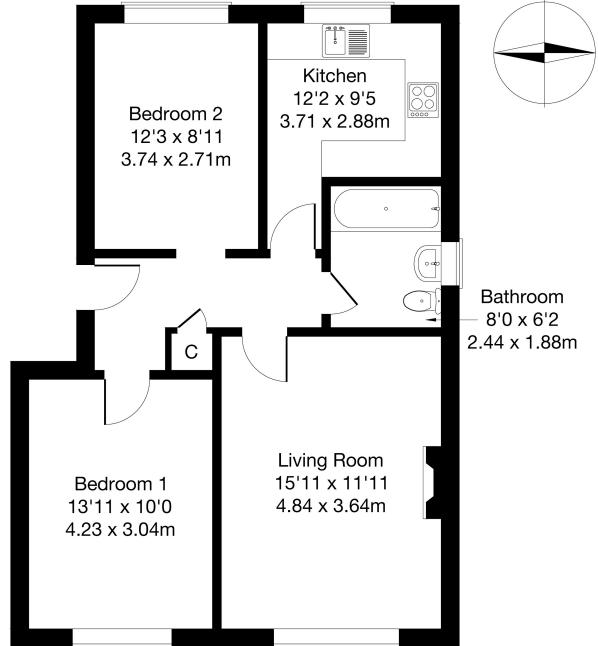
Bedroom one is set to the front and has pendant lighting, whilst bedroom two is similarly sized, and includes ample space for freestanding bedroom furniture.

Set to the side, the bathroom is fitted with a white three-piece suite with a mains shower over the bath.

A 360 Virtual Tour is available online.



**26 Station Road, Rathon Station, Newbridge EH28 8PT**  
Approximate Gross Internal Area: (667 sq ft - 62 sq m.)

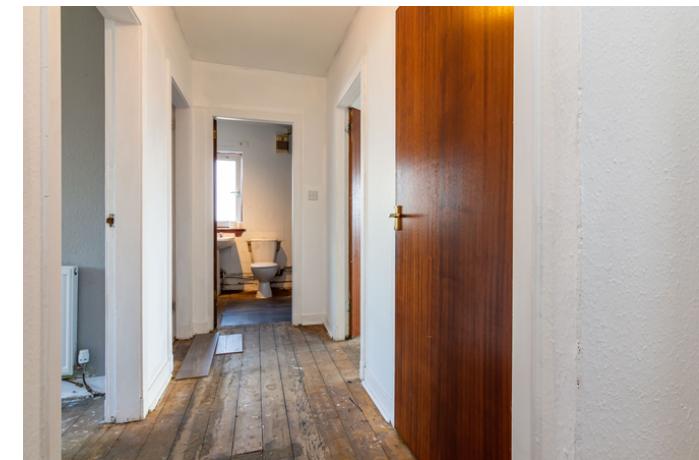


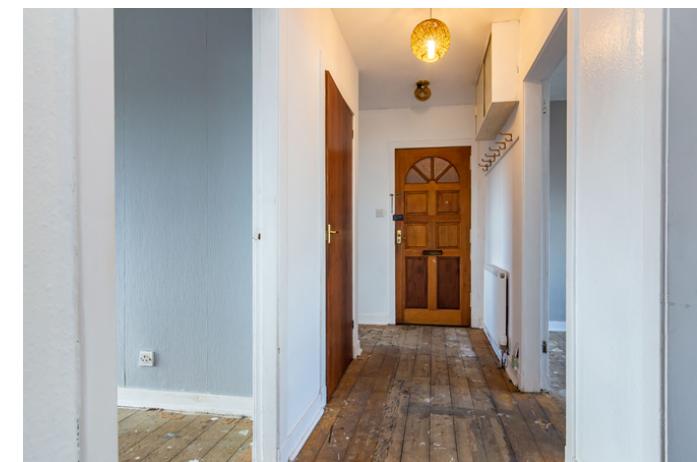
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Rathon Station lies six miles west of Edinburgh city centre and is close to the renowned stop on the Union Canal. Rathon Station has a selection of shops serving everyday needs, with The Gyle Shopping Centre and Hermiston Gait Retail Park also within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International Climbing Arena and Rathon Park Golf Club. Rathon Primary School serves the local

community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. Rathon Station 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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