



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

Spacious and Light, Two Bedroom First-Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** rightmove  **Zoopla**  
find your happy



# Property Description

Spacious and light, two-bedroom, dual-aspect, first floor flat, requiring renovation, located in the well placed Ratho 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.

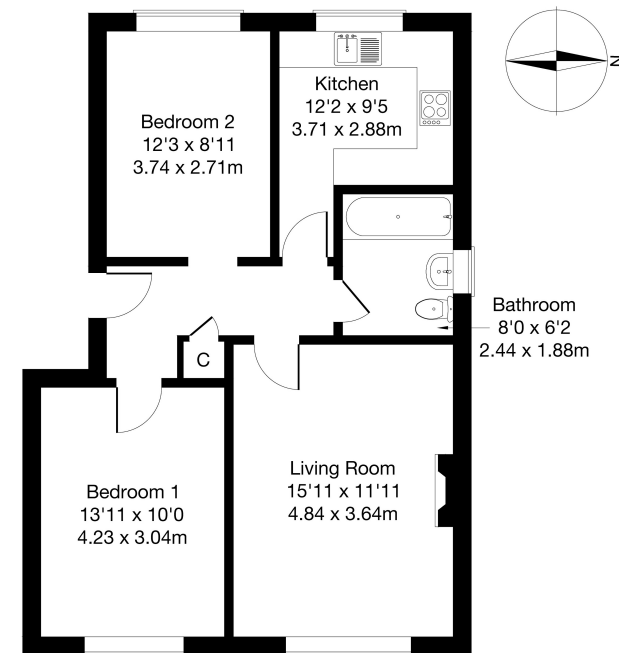
Set to the side, the bathroom is fitted with a white three-piece suite with a mains shower over the bath.

A 360 Virtual Tour is available online.



**26 Station Road, Ratho 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

Ratho Station lies six miles west of Edinburgh city centre and is close to the renowned stop on the Union Canal. Ratho 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 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 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.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.