



43 Ratho Park Road, Ratho, Newbridge, City of Edinburgh, EH28 8PF

Immaculate, South-Facing, Three-Bedroom, Semi-Detached, Family Home.

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Property Description

Immaculately presented, south-facing, three-bedroom, semi-detached family home, with gardens and a detached garage. Located in the desirable and much sought-after village of Ratho, west of Edinburgh city centre.

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

Highlights include a modern fitted kitchen and bathroom, continuous flooring throughout the ground floor, contemporary lighting, and a wood-burning stove in the living room. Ready-to-move-in, there is also gas central heating, double glazing and good storage, including a floored loft and a garage, with power and lighting.

Externally, there is a lawn to the front and a multi-vehicle driveway to the side, whilst to the rear is a lawn, and wood-decked patios, one with a sheltered pergola.

A welcoming entrance hall gives access to a spacious, front-facing living room, fitted with built-in storage, modern, wood-effect flooring and a wood-burning stove. Openly accessed from here is a kitchen/dining room, offering plenty of space for a dining table and chairs, and fitted with a breakfast bar, contemporary grey units, a sink with a drainer, an integrated oven, an induction hob, with a canopy above, and a dishwasher. The kitchen provides access to the rear garden.

On the first floor, there are three bedrooms, two of which are south-facing (one with built-in storage) whilst the remaining bedroom is set to the rear, with views across the garden. All three bedrooms are tastefully finished with carpeting and light neutral decor. Completing the accommodation, a bathroom is fitted with a modern three-piece suite, including a shower over the bath, and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1087 sq ft - 101 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 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. 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, Edinburgh city bypass and Edinburgh International Airport, is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.





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