



## 10 Hallcroft Rise, Ratho, Newbridge, City of Edinburgh, EH28 8RX

Two Bedroom, Modern Detached Home with Garden & Driveway

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# Property Description

Well presented, two-bedroom, modern detached family home over four floors, with a private garden and driveway. Located in a quiet, residential area in the desirable village of Ratho, west of Edinburgh city centre.

Comprises of halls on each floor, a living room, conservatory, kitchen/breakfast room, two double bedrooms, a shower room and a separate WC.

Highlights include a fitted kitchen with appliances, a modern shower room, and contemporary lighting. Further features include gas central heating, double glazing, and good integrated storage.

Externally there is a small lawn to the front and a driveway continuing to the side with shelter; whilst to the rear, the garden includes a lawn, a storage shed, and a raised patio to the side. This leafy and sought-after residential area also offers additional unrestricted on-street parking and visitors' parking bays.

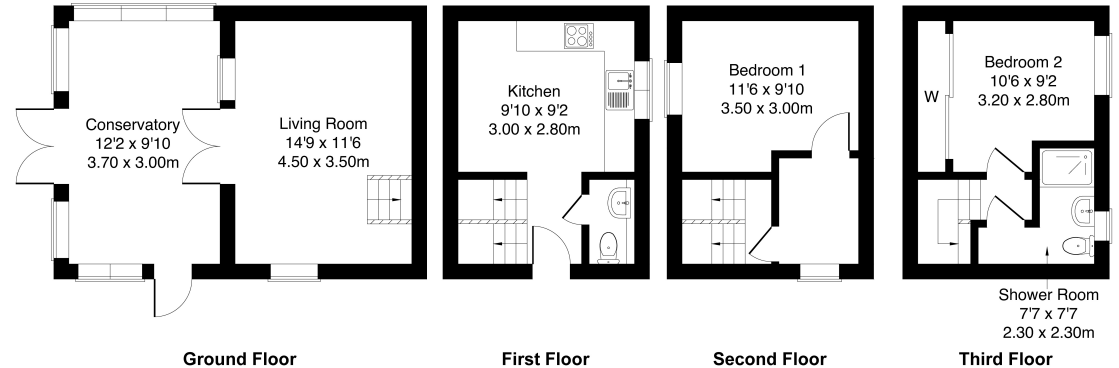
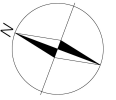
A welcoming entrance hall leads downstairs, with the living room featuring carpeted flooring and spotlighting, whilst opening into a conservatory offering a further lounge and dining area and access to the rear and side garden. Set off the entrance hall, the kitchen is fitted with modern units, stone effect worktops with matching splash backs and a sink with drainer; with appliances including an integrated oven and gas hob; whilst a convenient WC features a two-piece suite and fitted storage.

On the second floor, bedroom one features fitted storage around the bed, wood effect flooring and a central light fitting, as well as a freestanding wardrobe included in the sale. Whilst bedroom two is on the third floor, similarly well-sized and finished, also featuring a built-in wardrobe, wood effect flooring and a central light fitting. Completing the accommodation, the stylish shower room is fitted with a modern suite including a rainfall shower, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (893 sq ft - 83 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, post office, library, garage, 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 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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