

**61 Station Road
Ratho Station, Newbridge, EH28 8PT**

OFFERS OVER £430,000



drummondmiller





‘Delightful and quietly located period cottage with detached garage and many attractive features’





- Detached stone-built country cottage with garage
- Living room, dining room/bedroom 3 and garden room
- Fully fitted kitchen and versatile utility/work shop
- 2 double bedrooms (master en suite) and contemporary bathroom/shower
- Gas central heating and double glazing
- Mature well-stocked wrap-around garden and gated drive
- Minutes from Edinburgh Airport and motorway networks
- EPC D

Description

Brimming with character, this most charming detached period cottage enjoys a tranquil and almost 'hideaway' position. It is of solid stone construction and retains original features including cornicing, picture rails and panelled doors. The property has been cleverly extended and now offers a most versatile layout (127 sqm). The main public room has a focal point feature fireplace and gives access to the dining room/bedroom 3. A superb garden room leads out to an extensive covered sun deck and grill bar area for outside entertaining. The kitchen is very well fitted including integrated appliances and American-style fridge/freezer. Its master bedroom boasts fitted mirrored wardrobes and has the luxury of a stylish en suite shower room. In addition, the property also provides a further double bedroom and luxurious refitted bathroom complete with digital shower. A very useful external utility room/workshop is fitted with electricity and hot running water. Also worth highlighting is the full fibre broadband, burglar alarm, feature lighting, USB points and black-out blinds.







Central Heating

Gas central heating (operated by a combi boiler) is complemented by double glazing.

Garden

The attractive enclosed wrap-around garden which is very well stocked including a vegetable area and pond. There is a very large covered sun deck/bbq area and garage. Number 61 is entered off a private lane into a gated yard which can accommodate three vehicles.

Location

Number 61 is tucked away down a small private lane in the commuter village of Ratho Station which is a suburb of Edinburgh. It currently comprises some 300 homes served by a primary school and is catchment for both Queensferry & Craigmount High Schools. Set back from the A8, it is right beside Newbridge roundabout which gives direct access for commuters to major motorway connections. It is bounded by open countryside some 2 miles from Ratho and the renovated canal. The property is well connected with Edinburgh Airport and the tram network (Edinburgh Gateway) to the city are in close proximity. There are several gyms/spas nearby and three golf clubs in the immediate area to choose from in Ratho Park, Gogarburn & Dalmahoy Golf Club. The Gyle Shopping Centre is less than a 10-minute drive away and a choice of excellent bus services operate to Edinburgh's City Centre (9 miles). Ratho Station also benefits from a Scotmid.

Valuation

The mortgage valuation is £430,000 and the link to the Home Report is available from the ESPC web site.

Council Tax and EPC

The property lies in Council Tax band F and has a D-rated Energy Performance Certificate.

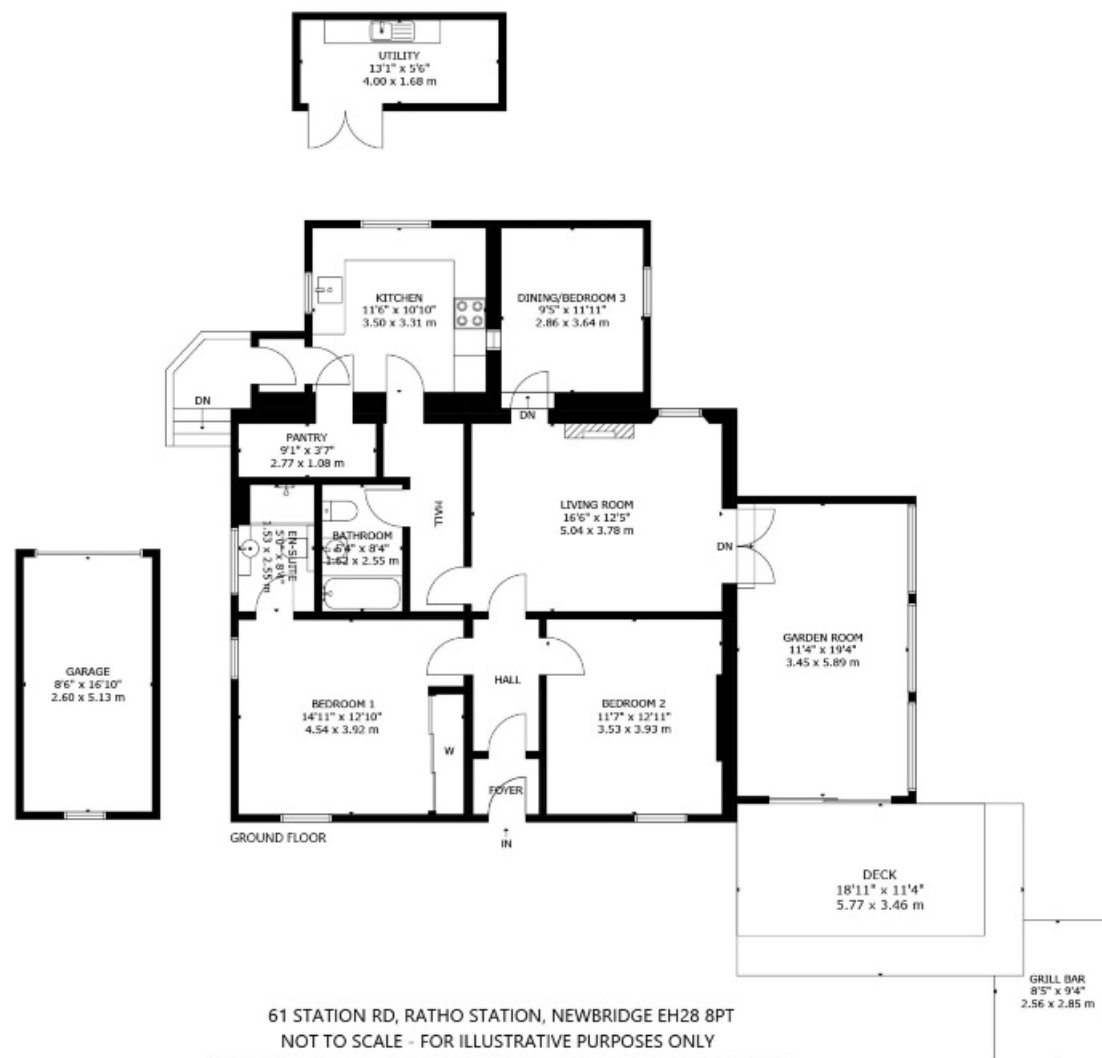
Extras

The fitted carpets, blinds, induction hob, single oven, integral dish washer, washing machine, combi microwave and fridge freezer. The utility houses a chest freezer, washing machine and tumble drier which are included in the sale price. Please note no warranties are provided for these.

Viewing

To view telephone Agent 0131 229 3399 (07595 820611 outwith office hours).





61 STATION RD, RATHO STATION, NEWBRIDGE EH28 8PT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,365 SQ FT / 127 SQ M
GARAGE 144 SQ FT / 13 SQ M, DECK 215 SQ FT / 20 SQ M,
UTILITY 72 SQ FT / 7 SQ M, GRILL BAR 71 SQ FT / 7 SQ M
All measurements and fixtures including doors and windows are approximate and
should be independently verified.

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