



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**32 KINGS VIEW CRESCENT**

Ratho, Edinburgh, EH28 8AF



This substantial detached house promises an exclusive modern family home with spectacular rural views, just 30 minutes' commute from the heart of Edinburgh. Spacious, tastefully decorated interiors incorporate five bedrooms, four bathrooms, a trio of southerly-facing living areas plus a home office. The house is complemented by a sunny manicured garden, a large driveway, and an integral double garage, all set on a generous plot within a peaceful modern development in the sought-after village of Ratho.

On entering the home, a vestibule with storage leads to an airy entrance hall housing the practical elements of further built-in storage and a WC cloakroom. From the hall, double doors open into a living room openly adjoined to a versatile dining room, with both areas plushly carpeted and southerly-facing. The living room leads onto the garden via a set of French doors, whilst the dining room (currently used as a playroom) is conveniently connected to the kitchen. The sunny dual-aspect kitchen has been designed with year-round socialising in mind, boasting a breakfasting peninsula and an adjoining family room with flexible space for both comfortable seating and dining furniture that opens onto the garden through bi-folding doors. Also accessible from the hall, the kitchen is presented in stylish mottled grey and wood tones, with high-quality quartz worktops. Next door, a matching utility room (with garden and garage access) is fitted with built-in storage. Completing the ground floor is a multi-purpose home office.

## FEATURES

- Quiet village setting with panoramic views
- Tasteful well-proportioned interiors
- Sizeable modern detached house
- Entrance vestibule & hall with storage & WC
- Sunny living room with garden access
- Versatile dining room
- Stylish kitchen with versatile family/dining area & garden access
- 5 Double bedrooms with storage
- 3 En-suite shower rooms
- 4-piece family bathroom
- Landing with settle
- Home office
- Utility room
- Enclosed south-facing garden
- Generous private driveway
- Integral electric double garage
- EPC rating - B | Council Tax Band - H







Upstairs, an airy galleried landing with two linen cupboards and a naturally-lit seating nook leads to five well-proportioned double bedrooms, with all sleeping areas benefiting from deep-pile carpeting and fitted wardrobes. Three of the bedrooms are paired with coordinating en-suite shower rooms, including the dual-aspect principal bedroom that enjoys pastoral views and a luxurious en-suite shower room with a WC, dual basins, a towel radiator, and a walk-in enclosure with a rainfall shower. Finally, a similarly-styled family bathroom is well-appointed with a WC-suite, vanity storage, a bathtub, a separate shower enclosure and a towel radiator. There is fully integrated CCTV installed in the property.

Outside, an enclosed south-facing rear garden provides a safe, easy-to-maintain space for outdoor family recreation and relaxation, simply landscaped with an immaculate artificial lawn and a paved terrace for alfresco dining. There is a purpose-built outhouse to the side of the property, whilst to the front, a generous mono-block driveway bordered by neat lawns leads to a integral double garage with electrics.



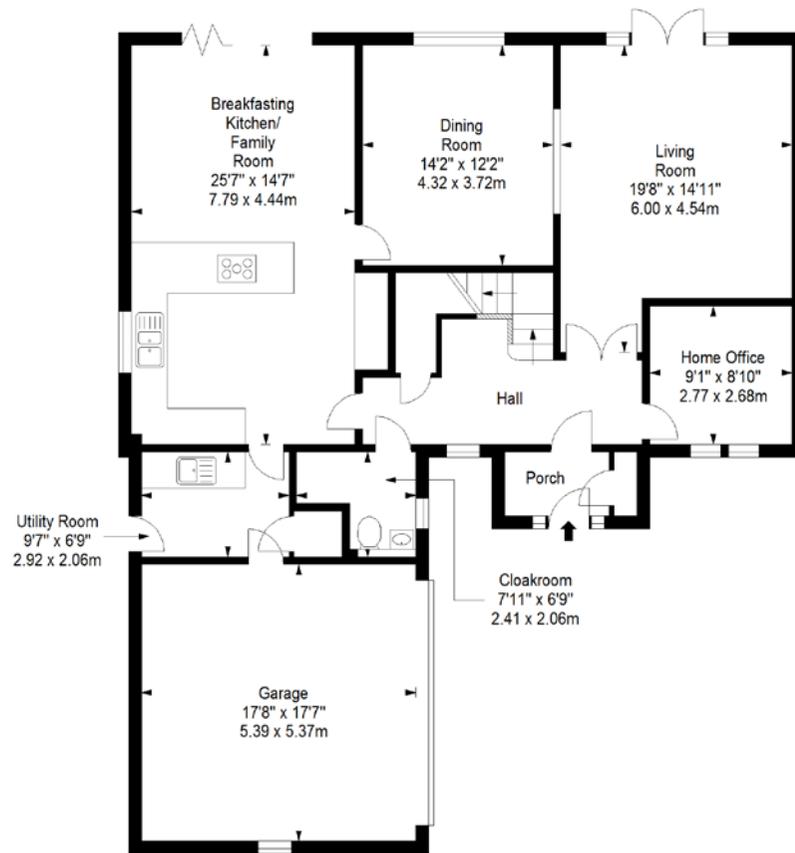


## RATHO, NEWBRIDGE

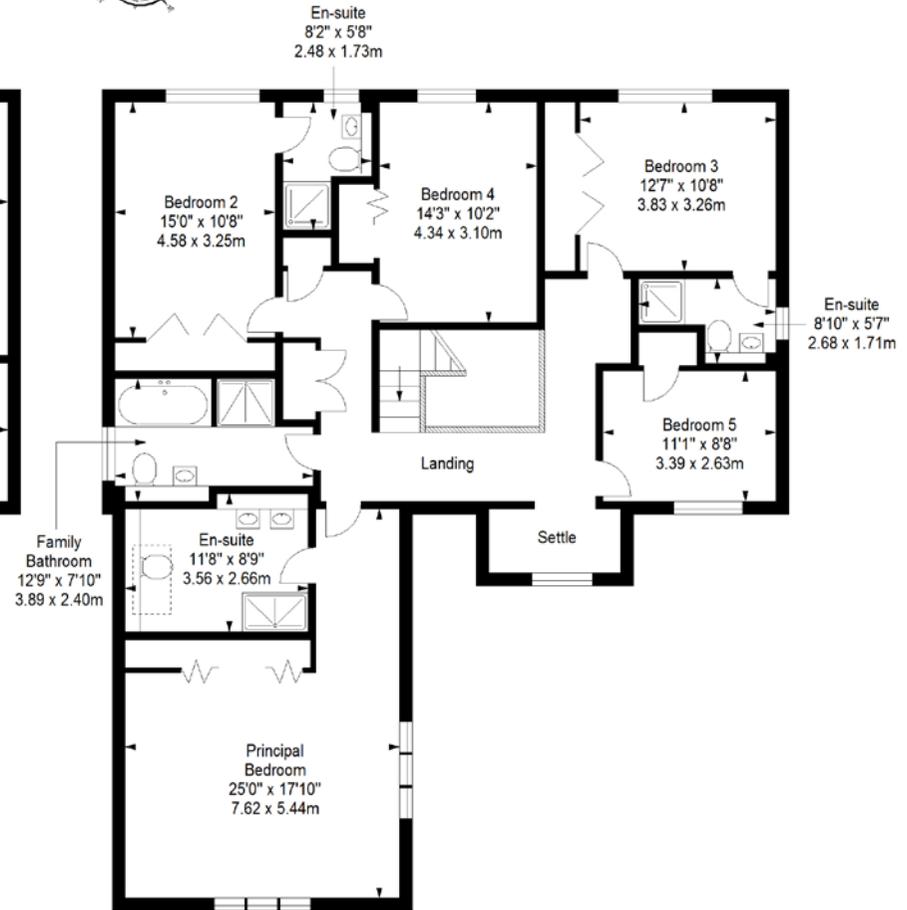
Situated to the west of Edinburgh, the sought-after rural village of Ratho enjoys the best of both worlds. Surrounded by picturesque countryside and retaining a charming village atmosphere, residents of Ratho are also within easy reach of all the amenities and attractions of the city. Ratho offers a wealth of sporting and leisure activities such as tranquil walks and cycle rides along the leafy banks of the canal between Edinburgh and Falkirk. Golfing enthusiasts can enjoy a relaxed round at both Ratho Park and Dalmahoy Hotel golf courses, while thrill-seekers can head to the renowned EICA – Europe's largest indoor climbing arena. The village is well served by an excellent range of local amenities, plus a thriving community centre and health centre. Further shopping facilities are available in nearby Corstorphine and at the Gyle Shopping Centre, which offers major supermarkets, and of course the services and facilities of Edinburgh are just a short journey away. Excellent state and private schooling is available with pre-school and primary education provided at well-regarded Ratho Primary School, followed by secondary and independent private schooling nearby. Ratho is extremely popular with commuters thanks to its excellent proximity to Edinburgh Airport and easy access to Edinburgh City Bypass and the M8/M9 motorway networks. The village is also well served by public transport with regular bus services into Edinburgh city centre and beyond.

# FLOORPLAN

**Ground Floor**  
Approx. 146.9 sq. metres (1581.3 sq. feet)



**First Floor**  
Approx. 146.8 sq. metres (1580.2 sq. feet)



Total area: approx. 293.7 sq. metres (3161.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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