



Deans Properties

Deans Solicitors and Estate Agents LLP



**72 Station Road
Ratho Station, EH28 8QT**



DETACHED BUNGALOW

- L-Shape Sitting Room/Dining Room
- Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Partially Floored Loft with Ramsay Ladder & Light
- Garden Room with Sheltered Hot Tub Area.
- Private Front & Rear Gardens
- Driveway
- Triple Glazed & GCH
- EPC Rating – C



This immaculately presented detached bungalow is located in a small, private residential cul-de-sac in Ratho Station, a popular commuter village on the outskirts of Edinburgh. The property is ideally placed for accessing a range of shops and supermarkets at the Gyle Shopping Centre and Hermiston Gait Retail Park and the City Bypass and Motorway Network. The accommodation comprises; spacious, L-shape, dual-aspect sitting room/dining room with patio doors to the rear garden, separate fitted kitchen with a range of base and wall units and American Style fridge-freezer, spacious double bedroom with en-suite shower room with double shower tray, electric shower and vanity sink, further double bedroom with large mirrored wardrobes and modern, family bathroom with rainfall shower and attachment over bath. Two double storage cupboards off the hallways and a partially floored loft with light accessed via Ramsay ladder offer ample storage. There is a large, private garden to the rear with a lovely open outlook to the Forth Bridges and ample space for outside entertaining. The garden benefits from outdoor sockets, hot and cold taps and security lighting. A lovely garden room with electricity and WiFi is ideal for entertaining space or as a home office. Adjacent to the garden room there is a sheltered area with hot tub. There is a further garden and a large monoblock driveway to the front suitable for two cars. The property is fully triple glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, lightshades and hot tub. The appliances included are sold as seen with no warranty provided. Other items and furniture are available by negotiation.





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Approx. Gross Internal Area

846 Sq Ft - 78.59 Sq M

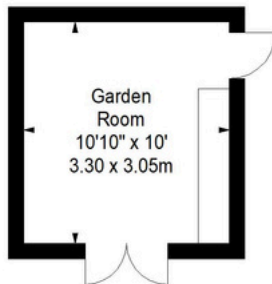
Garden Room

Approx. Gross Internal Area

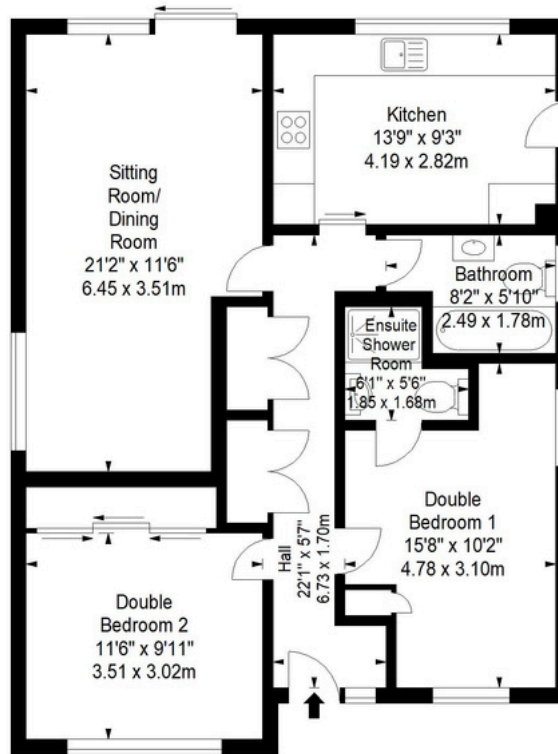
108 Sq Ft - 10.03 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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