



**43 Hillwood Terrace, Ratho Station**

Offers in Region of **£215,000**





# 43 Hillwood Terrace

Ratho Station, Newbridge

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Great Location for accessing Edinburgh and beyond
- Large Gardens wrapping around the property
- Off Road Parking for 2 Cars
- Spacious Lounge Diner
- Ratho Station is a popular with a friendly community feel
- Very close to Edinburgh Airport











## RE/MAX Property Marketing Centre – Edinburgh

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**Entrance Hall**

10' 6" x 10' 0" (3.19m x 3.06m)

The Entrance Hall to this property is wide with the stair case leading upstairs to the left. It has a large storage cupboard and access to both the kitchen and the lounge.

**Lounge**

20' 8" x 12' 8" (6.31m x 3.87m)

As you enter the large lounge you will see that there is plenty of space for seating and a dining room table and chairs. You have large windows looking out over the front and rear of the garden. The lounge also has an older style gas heater with a tiled surround

**Kitchen**

13' 7" x 7' 0" (4.13m x 2.14m)

The Kitchen that can be accessed via the hallway or lounge is a galley kitchen in style. It has a 4 ring gas hob and an integrated oven beneath. The Boiler is located here and currently has a free standing Fridge Freezer, a sink which over looks the back garden. There is also plumbing for a washing machine, and plenty of built in cupboards. The back door to the property is also accessible from the kitchen.

**Landing**

The upstairs landing gives you access to the bathroom and 3 bedrooms. It also has two large cupboards which is always great for storage or for opening up the bedrooms to create more space for them. You are also able to access the loft through a hatch in the ceiling.

**Bathroom**

7' 0" x 7' 0" (2.13m x 2.14m)

The Bathroom has a bath, wash basin and toilet.



**Bedroom 1**

12' 10" x 8' 5" (3.92m x 2.56m)

Bedroom 1 is a good sized double. This bedroom over looks the back of the property and has a built in storage cupboard.

**Bedroom 2**

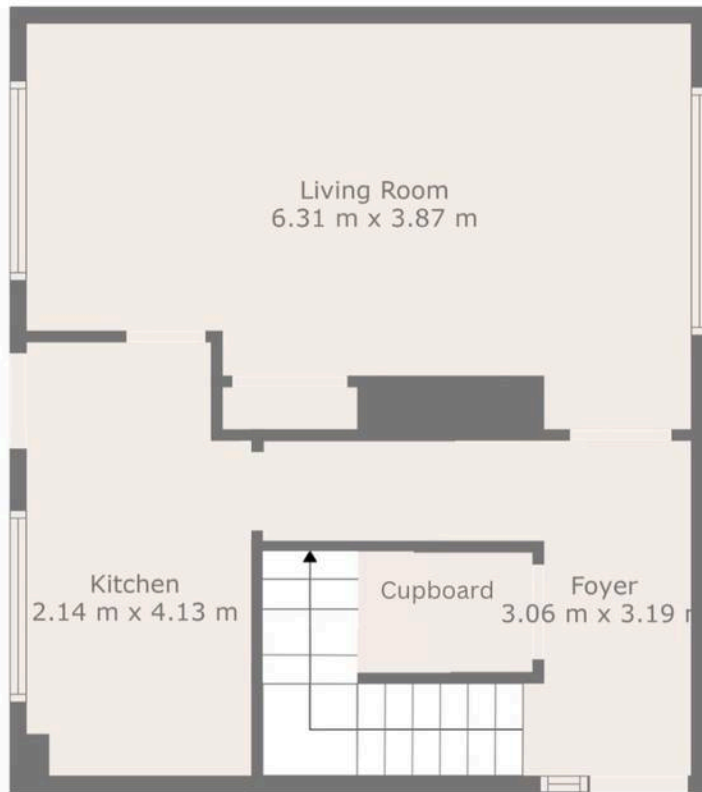
11' 11" x 12' 10" (3.64m x 3.92m)

Bedroom 2 is the largest double bedroom It isn't currently carpeted and over looks the side garden.

**Bedroom 3**

12' 7" x 6' 8" (3.84m x 2.02m)

Bedroom 3 is the smallest of the 3 bedrooms and would classed as a single room. This room over looks the front of the property and has a small built in cupboard for storage.



Floor 1



Floor 2

Note That Measurements Are Very Accurate But Not Exact.



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# RE/MAX

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**Viewings By Appointment Only**

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