



SIMPSON & MARWICK

21 Whinstone Place

Ratho, EH28 8AD

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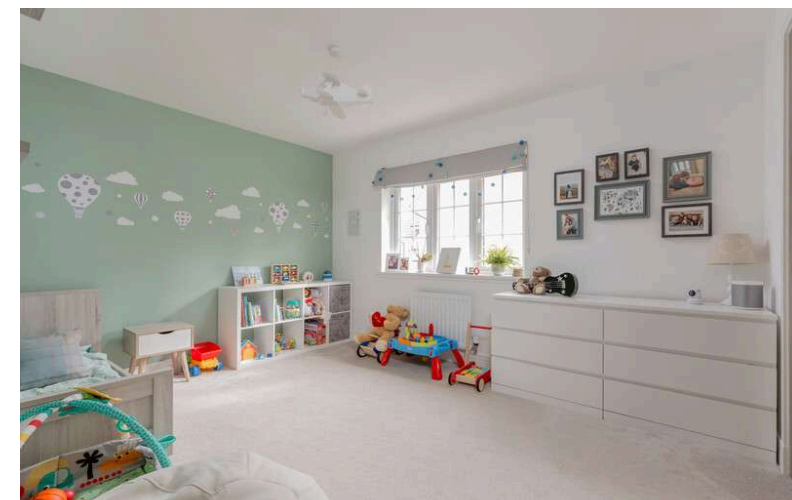


A stunning 6 bedroom detached house with private gardens, double garage and driveway

- Popular development
- Expansive accommodation
- Sitting room
- Open plan living room / dining room / kitchen
- Family room
- 6 double bedrooms (3 ensuite)
- Family bathroom
- Utility room
- Gas central heating and double glazing
- Double garage and driveway

Description

21 Whinstone Place is a stunning 6 bedroom detached house situated within an exclusive CALA development at Ratho. The substantial property offers delightful private gardens to the front and rear, including areas of lawn and decking, a double integral garage and driveway parking for two cars. Internally the house is immaculately presented and offers bright, generously proportioned and flexible accommodation over 3 floors. The property benefits from an elevated position and offers fine views over the West Lothian countryside.



Location

The delightful village of Ratho is within easy reach of Edinburgh as well as within commuting distance of Edinburgh and Glasgow. Ratho provides a number of shops in the village to cater for everyday requirements in addition to the excellent Bridge Inn which overlooks the canal. Leisure pursuits include golf courses at Ratho Park and the Dalmahoy Country Club. Further facilities can be found at the nearby Ratho Climbing Centre. Surrounded as it is by open countryside, the area lends itself to restful country walks and cycle rides, particularly along the Union Canal which can be accessed close by. The City Bypass and main motorway networks are also within easy reach making it an ideal location for commuters.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds and light fittings are included in the sale as are the hob, double oven, fridge and freezer.

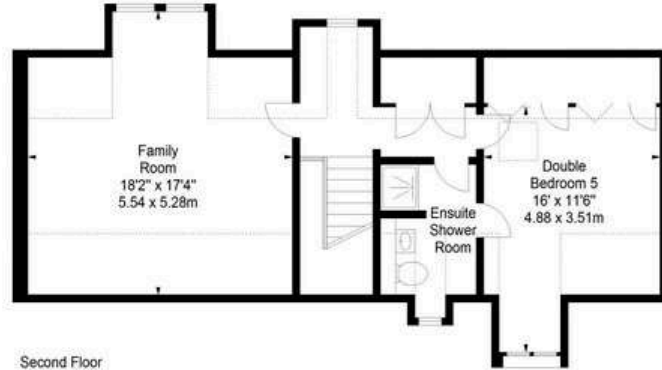
EPC Rating B

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 3491 Sq Ft - 324.31 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2021



Second Floor



Ground Floor



First Floor

