

5 Kings View Crescent, Ratho, EH28 8AF



5 Kings View Crescent | Ratho | Edinburgh | EH28 8AF

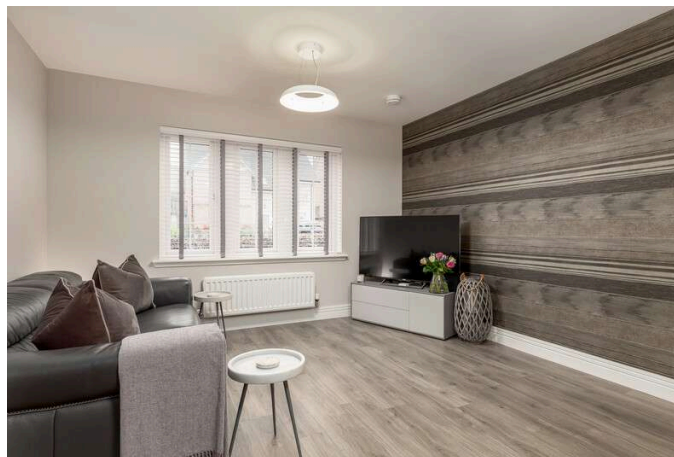
Description

Exquisitely designed 5 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail that the multi-award winning Cala Homes has become known for. This stunning home is a natural choice for a growing family, offering substantial and particularly versatile living space which is presented to the market in immaculate order throughout. The property commands an enviable position on the development, enjoying picturesque views and comes with the added attraction of a stunning symmetrical, three-dimensional glass cube extension onto the kitchen. The epitome of modern design, this transparent space with its glazed walls and ceiling, has effectively created a living area in the garden allowing the outdoors to be enjoyed indoors all year round.

- Welcoming reception hallway with WC/cloak room and staircase featuring a glass balustrade to upper landing
- Spacious living room
- Sleek and stylish kitchen/dining room which comes complete with integrated AEG appliances and falls naturally into two distinct areas
- Adjoining utility room with access to rear garden and garage
- Fabulous glass cube garden room
- Large master bedroom with fitted wardrobes and en-suite consisting of a walk-in shower enclosure
- Three further double bedrooms, all with fitted storage and en-suite off the guest bedroom
- Bedroom 5/study
- Family bathroom comprising a contemporary white suite
- Gas central heating and double glazing which ensure year-round comfort and efficiency
- Manicured private garden to rear with large customised hut included
- Integral garage and driveway for two vehicles which incorporates an EV charge point

Extras

The blinds, light fittings with exception of the living-room and main bedroom, oven, hob, cooker hood, wine cooler, fridge/freezer and garden hut are included.



Location

Set to the west of Edinburgh, the property is perfectly located to offer a life of semi-rural luxury. Within walking distance of the picturesque Union Canal which provides mile after mile of cycling routes and walks, and situated within beautiful country park land with a number of outdoor adventures on the doorstep. Local amenities include the award-winning Bridge Inn bar and restaurant in the heart of Ratho, and Edinburgh International Climbing Arena on the outskirts of the village. The largest climbing facility in Europe, it features a 150m aerial assault course and also houses a gym and a children's soft play. Wavegarden Scotland is due to open in 2024, and a number of golf courses can be found within easy reach, including Dalmahoy Golf Course and Ratho Park Golf Club. Dalmahoy Hotel and Country Club also offers a well-equipped gym, a swimming pool, a sauna and steam room, fitness classes, a jogging trail, and outdoor floodlit tennis courts. Perfect for families, this thriving community benefits from high performing local schools such as Ratho Primary School and Balerno High School. Situated minutes from Newbridge roundabout, there is easy access to the M8, M9 and the A720 City Bypass as well as only being a 12 minute drive to Edinburgh Airport. Additionally, the Park and Ride at Ingliston is just minutes away and provides frequent shuttle service into the city centre, and other locations throughout Edinburgh, and the property also lies within three miles of the Edinburgh tram network.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

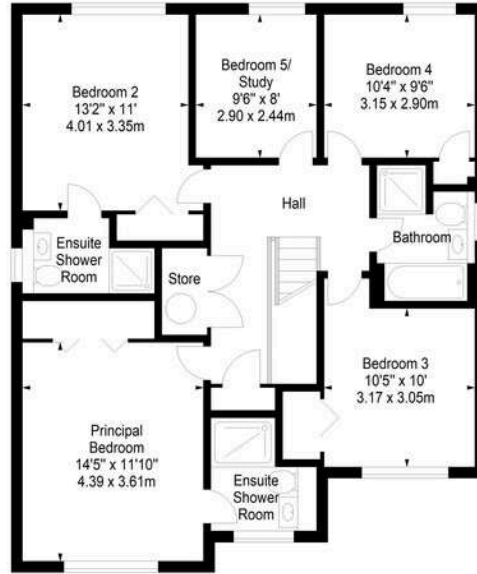
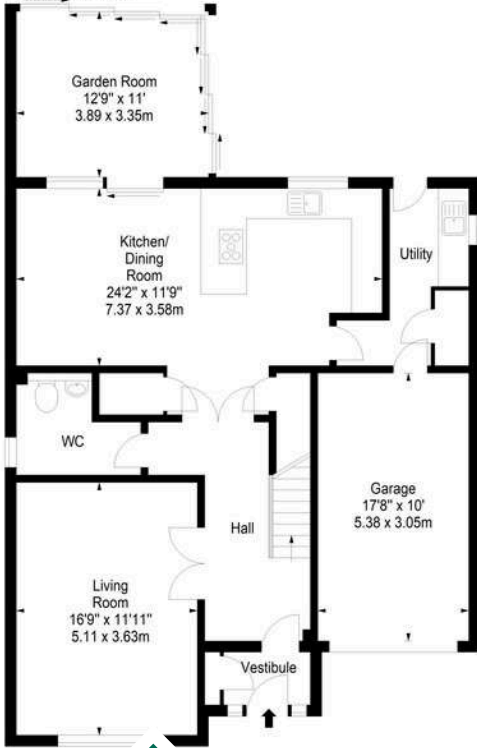
EPC Rating: B



Kings View Crescent,
Ratho,
Newbridge,
Midlothian, EH28 8AF



Approx. Gross Internal Area
2164 Sq Ft - 201.04 Sq M
(Including Garage)
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

