










Fixed Price

**£175,000**

## 26/4 Main Street

Ratho | Edinburgh | EH28 8RB

This is a fantastic opportunity to purchase a spacious and bright top floor flat, well presented and will sure to appeal to a range of buyers, situated within the popular village of Ratho, ideally placed close to local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

The property welcomes you with a hallway that includes convenient storage, setting the tone for an organized and well-designed home. The reception room is a dual aspect corner room, benefiting from neutral decor that creates a bright and versatile living space, perfect for relaxing or entertaining guests. The kitchen is well-equipped with fitted wall and base units, complemented by tiling in the splash areas, and includes freestanding appliances, making it both functional and aesthetically pleasing. The main bedroom is a good-sized double room, featuring mirror-fronted built-in wardrobes that provide ample storage while adding a touch of elegance. The second bedroom is also a well-proportioned double, similarly benefiting from built-in wardrobes, ensuring plenty of storage space and maintaining a clutter-free environment. The shower room is modern and practical, featuring a two-piece white suite and a walk-in cubicle with a Mira electric shower. The contemporary acrylic wet wall paneling adds a sleek and easy-to-maintain finish, enhancing the overall appeal of the bathroom.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking and Factor

Residents parking can be found at the rear of property along with small communal garden areas.

Factor is RMG at a monthly payment of £62

## Viewing

Please contact Neilsons on 0131 625 2222.





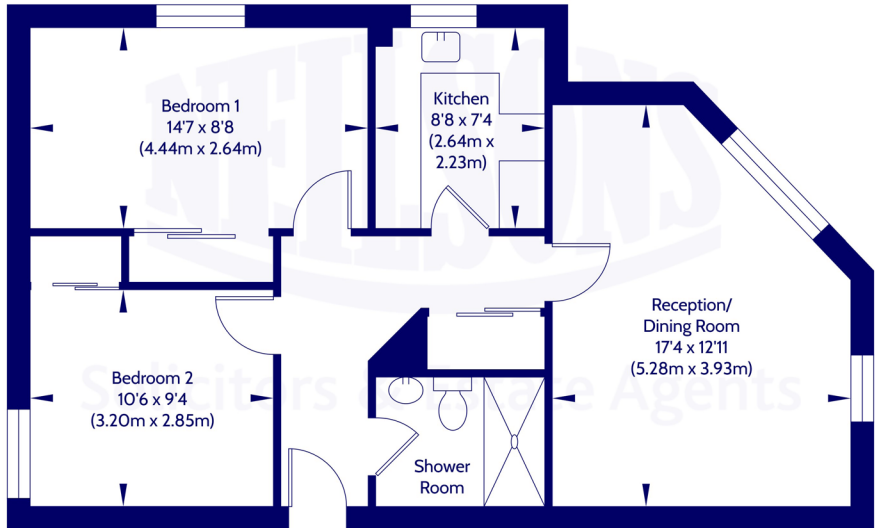
## Location

The property is located within the popular village of Ratho approximately 8 miles west of Edinburgh City Centre. The village benefits from local shops and services including a post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail park which are both just a short drive from the property. Leisure facilities are available close by which include Edinburgh International Climbing Arena and Ratho Park Golf Club with many pleasant walkways along the Union Canal. There is a primary school in the village with Balerno High School providing secondary education. The property is ideally placed for easy access to the M8/M9 motorway networks and Edinburgh International Airport. There is a regular public transport service which passes through the village travelling to the Gyle Shopping Centre and Hermiston Gait.



Approx. Gross Internal Floor Area 61.3 Sq M / 660 Sq Ft.

### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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