



Solicitors & Estate Agents










Offers Over

**£695,000**

## 47 Kings View Crescent

Ratho | Edinburgh | EH28 8AF

Neilsons are delighted to offer on to the market this exceptionally impressive executive detached villa, which occupies an enviable plot on a popular Cala development, located in the charming village of Ratho. The property offers a superb degree of flexibility and with accommodation spanning over 3000 sq. ft, this is the perfect home for those juggling family life and hybrid or home working, thanks to the proximity of excellent transport links.

-  6 bedroom
-  3 public room
-  4 bathroom
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band- H



## Description

The house is arranged over three levels and the ground floor briefly comprises: entrance hallway with stair to the upper level, convenient downstairs WC and two built-in storage cupboards, comfortable front facing reception room with carpeted floor, focal stove, and a bright southerly facing aspect, spacious family dining kitchen which acts as a wonderful hub of the house and has double doors leading directly out to the rear garden, the kitchen area has been fitted with a superb variety of sleek contemporary units, with coordinated worktops, breakfast bar area and an assortment of high spec integrated appliances, utility room with both garden and garage access. On the first floor the space continues with a generously sized principal bedroom complete with fitted wardrobes, attractive en-suite bathroom and spectacular open views over upcoming Lost Shore Surf Resort, a second good sized double with storage and en-suite, three further double bedrooms all with storage, and family bathroom with stylish three piece white suite, tiling to splash areas and separate shower enclosure.

Finally on the top floor there is a versatile family/cinema room which would lend itself to a variety of uses, a sixth bedroom which is currently being used as a playroom, but which would work well as a home office, and shower room with wc, basin and separate tiled shower enclosure.





## Extras

All floor coverings, curtain poles, blinds, light fittings and the integrated appliances will be included.

## Gardens, Garage & Driveway

To the front of the house a monobloc driveway and double garage provide superb off street parking for numerous vehicles. To the rear of the house is a substantial and well-kept lawned garden, which is fully enclosed. A charming barbecue hut offers a focal point and at the foot of the garden is a paved seating area, bordered by a variety of plants and shrubs. Combined with a pergola with timber decking, the garden provides the perfect space for entertaining/alfresco dining in the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

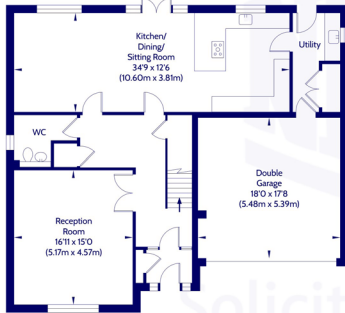
The property is located within the popular village of Ratho, located approximately eight miles west of Edinburgh City Centre. The village benefits from local shops, post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail Park which are a short drive from the property. Leisure facilities are available close by which include the magnificent Jupiter Artland, Edinburgh International Climbing Arena and Ratho Park Golf Club. The upcoming Lost Shore Surf Resort, is also currently under construction, and will offer a world class facility with luxury accommodation, café and shop. The property is ideally placed providing 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 with Ingliston and Hermiston Park and Ride facilities also close at hand.



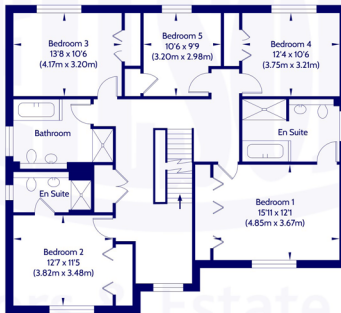


Approx. Gross Internal Floor Area 288.69 Sq M / 3107 Sq Ft.

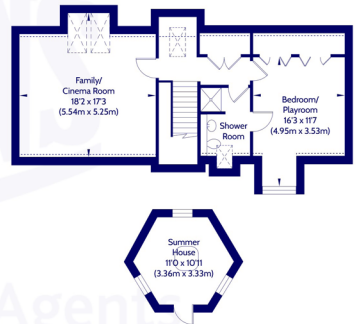
Ground Floor



First Floor



Third 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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