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Offers Over

£220,000

7 Hillwood Avenue

Ratho Station | Edinburgh | EH28 8QE

Generously proportioned three bedroom end-terraced villa pleasantly positioned within a popular semi-rural location in Ratho Station. Close to fantastic transport links and handy day-to-day amenities, the property is well-suited to first-time buyers, couples and growing families.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge/diner with a gas fireplace and dual aspect, fully-fitted kitchen with included white goods, tiling in splash areas and a sizeable understairs storage cupboard, ground floor W/C with utility space, first floor landing with a handy storage cupboard and access to the attic, first good sized double bedroom with fitted wardrobes with sliding doors, second well-proportioned double bedroom with ample space for freestanding furniture, third double bedroom with an over stairs cupboard, and a partially-tiled partially-paneled shower room with a rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, American-style fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front, side and rear of the property. The front garden offers a paved patio area, large lawn and a mixture of mature shrubs and plants. The rear garden benefits from a slabbed patio, well-kept lawn and detached single garage. For the car owner there is unrestricted on-street free parking.

Viewing

By appointment through Neilsons 0131 625 2222.





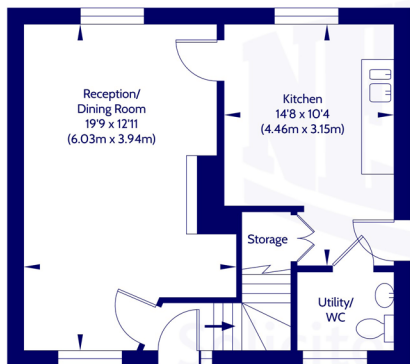
Location

Ratho Station is a popular former village, northwest of Edinburgh city centre and ideally placed for commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available a short drive away including The Gyle and Hermiston Gait. A wide choice of recreational facilities can be found nearby including the International Climbing Centre, David Lloyd Leisure Centre and delightful walks along the Union Canal. Excellent bus services provide swift access to the city centre and surrounding areas and there is well-regarded schooling from nursery to secondary level including Craigmount High School.

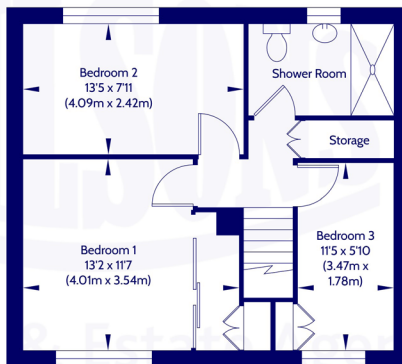




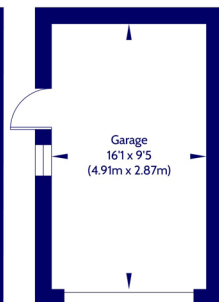
Approx. Gross Internal Floor Area 82.83 Sq M / 891 Sq Ft.



Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

