










Solicitors & Estate Agents



71 Baird Road

Ratho | Edinburgh | EH28 8QX

This stunning and impeccably presented semi-detached bungalow boasts private gardens, a garage, and a generous driveway offering ample off-street parking. Situated in a peaceful semi-rural setting, it enjoys the perfect balance of tranquility and convenience, being just a short distance from Edinburgh and within easy reach of excellent local amenities and commuting links.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

This charming home welcomes you through a porch leading to a spacious inner hallway. The front-facing reception room exudes warmth with its real fire and elegant fireplace surround, creating a cozy focal point. To the rear, the open-plan kitchen and dining area is a standout feature, offering a picture window that frames stunning views of the open countryside. With ample space for a dining table and an additional informal lounge area, this versatile space is perfect for entertaining or family gatherings. Glazed sliding doors provide seamless access to the garden, while the well-equipped kitchen boasts fitted wall and base units, wood-effect countertops, and integrated appliances for modern convenience. The property includes two generously sized double bedrooms. The front-facing bedroom is bright and spacious, while the rear bedroom offers serene views of the open aspect and features soft carpeting for added comfort. The bathroom is stylishly finished with contemporary tiling, a three-piece suite, and a dual thermostatic shower over the bath.



Extras

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

Gardens, Garage & Driveway

The outdoor space enhances the home's appeal with a fully enclosed rear garden that includes a patio, lawn, and a delightful summerhouse equipped with power, lighting, and underfloor heating—ideal for use as a studio or home office. Additional features include a multi-car gravel driveway, a garage, and a beautifully maintained decorative front garden, ensuring both practicality and kerb appeal.

Viewing

Please contact Neilsons on 0131 625 2222.





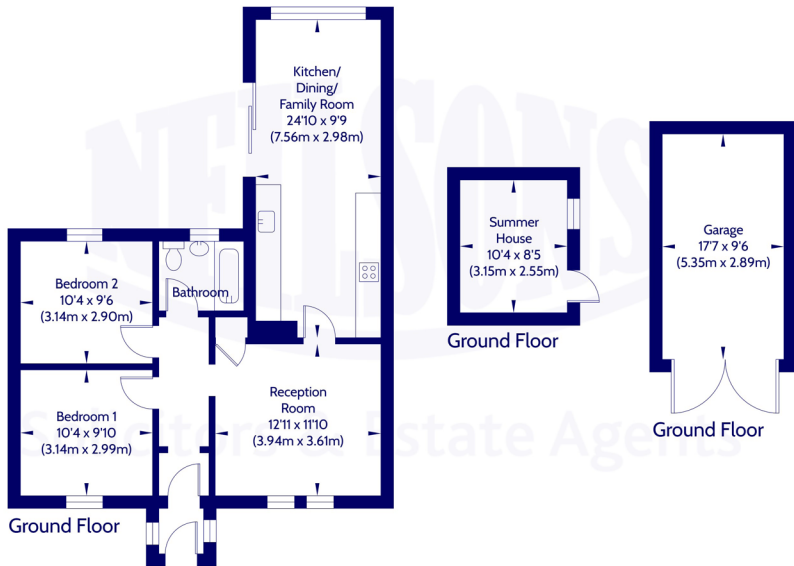
Location

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 69.05 Sq M / 743 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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