



Solicitors & Estate Agents










Offers Over

**£250,000**

## 48 Hallcroft Park

Ratho | Edinburgh | EH28 8SF

This impressive, 3-bedroom semi-detached house with private gardens, driveway and carport is quietly situated to the end of a pleasant cul-de-sac within the desirable Ratho district of the city, a lovely semi-rural village providing many outdoor pursuits, excellent commuting links, local amenities and within walking distance of the local primary school.

-  3 Bedrooms
-  3 Public rooms
-  1 Bathroom
-  Private gardens
-  Driveway & Car port
-  EPC Rating – C
-  Council Tax Band - D



## Description

A lovely family home, extended to the rear with a sizeable conservatory, offering flexible family accommodation in good condition throughout. Enjoying a light and neutral interior and providing generously proportioned rooms, this fine home shall undoubtedly appeal to many and merits internal viewing to be fully appreciated. The welcoming hallway has a carpeted staircase leading to the upper landing together with door leading to the front-facing reception room with under stair cupboard. A 15-pane glazed door leads to the dining kitchen, which is fitted with ample base and wall mounted units with complementary worktops with all appliances included in the sale (Range cooker with hood above, fridge freezer and washing machine). The sizeable conservatory is located off the kitchen/diner, providing further space for the family to enjoy and leads to the private rear garden. Upstairs provides access to all three good sized bedrooms, with bedroom 2 benefiting from built-in wardrobes and overhead storage units and bedroom 3 would make an ideal nursery or home office. Lastly the tiled bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include an extensively floored attic with Ramsay ladders, offering excellent storage provisions and the property has a gas central heating system with combi boiler and double glazed window units.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the Range cooker and hood, fridge freezer and washing machine.

## Gardens and parking

The front garden has an area of lawn with monoblock driveway and car port to the side, providing multi-vehicle off street parking. The fully enclosed rear garden is laid with a decked patio, houses the garden shed with steps leading to the expanse of lawn.

## Viewing

By appointment with Neilsons on 0131 625 2222.







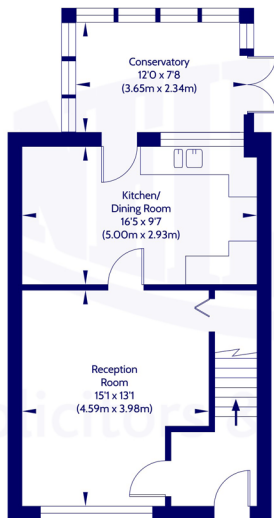
## Location

The property is located within the popular village of Ratho approximately 8 miles west of Edinburgh City Center. The village benefits from local shops and services and the award winning Bridge Inn hotel and restaurant is located nearby. Further specialised shopping can be found at the Gyle Shopping Center and Hermiston Gait Retail park which are a short drive from the property. Leisure facilities are available close by which include the recently opened Lost Short Surf Resort, Edinburgh International Climbing Arena and Ratho Park Golf Club. The local primary school is just a short walk from the property and Balerno High School, providing secondary education, is easily accessible by via a direct bus service. The property is ideally placed for access to the M8/M9 motorway networks and Edinburgh International Airport. There is a regular public transport service which passes through the village traveling to the Gyle Shopping Center and Hermiston Gait.

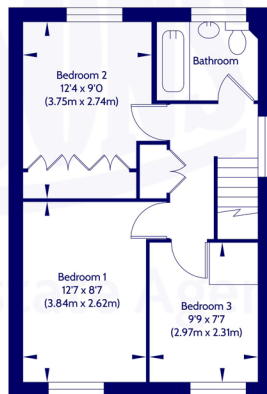




Approx. Gross Internal Floor Area 85.89 Sq M / 924 Sq Ft.



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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