



Solicitors & Estate Agents










Offers Over

**£550,000**

## 9 Canalside

Ratho | Edinburgh | EH28 8JS

An impressive and substantial Cala 'Crichton' detached family home, peacefully located near the Marina on a larger than average plot in the heart of Ratho village. This superb property offers spacious, flexible accommodation perfectly suited to modern family living.

-  5 bedrooms
-  2 reception rooms
-  3 bathrooms
-  Front and rear gardens
-  Driveway and integral garage
-  EPC Rating – B
-  Council Tax Band – G



## Description

On entering the home, a welcoming vestibule with useful storage leads into a bright hallway, where double doors open to a beautifully proportioned reception room at the front. To the rear, the heart of the home is the superb open plan dining kitchen, a wonderful space for family life and entertaining, with French doors opening directly to the garden. The kitchen is fitted with a full range of integrated appliances, enhanced by a walk-in pantry for excellent storage. A separate utility room provides further convenience, with space for laundry appliances and direct access to the integral garage. Upstairs, a striking galleried landing creates an airy sense of space and includes two generous storage cupboards along with access to a large loft. The principal bedroom is a stylish retreat with fitted wardrobes and a luxurious en-suite shower room with contemporary vanity storage. The second double bedroom also benefits from its own en-suite, while two further doubles with built-in wardrobes and a versatile fifth bedroom/home office are served by a sleek four-piece family bathroom complete with walk-in shower. Benefits include gas central heating and full double glazing.



## Extras

The integrated kitchen appliances, washing machine, breakfasting stools, light fittings, curtains and window blinds are all to be included in the sale.

## Gardens, Garage and Parking

Set on a larger than average plot, the house enjoys substantial front and rear gardens. To the front, the garden is predominantly laid to lawn with a monoblock pathway leading to the front door. There is a generous monoblock driveway leading to the garage which has power, light, an up-and-over door and also houses the Worcester boiler, which is still under warranty. The generous rear garden has been attractively landscaped with lawn, decking and patio areas, ideal for al fresco dining during the warmer months. Secure gated access provides a convenient link to the front of the house.

## Viewing

By appointment through Neilsons on 0131 625 2222.





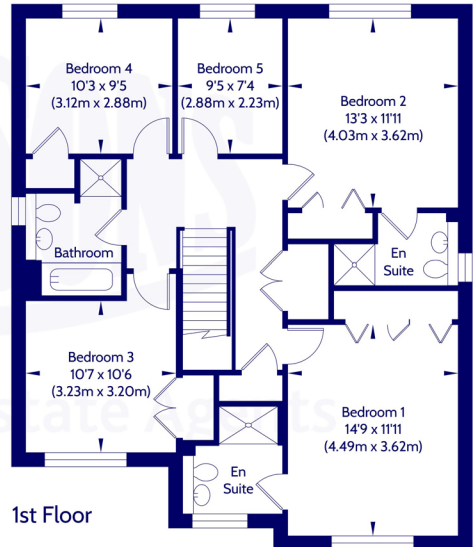
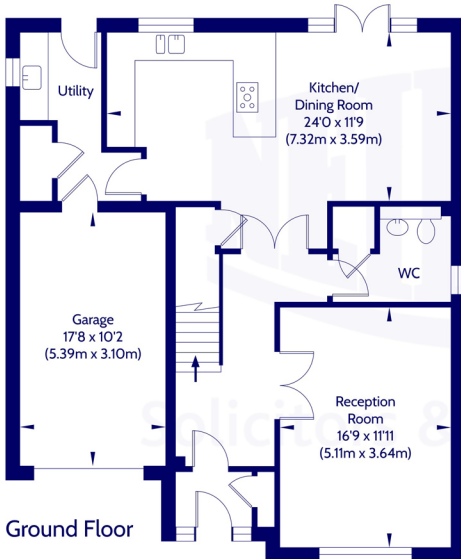
## Location

The property enjoys a superb setting within the sought-after village of Ratho, around seven miles west of Edinburgh City Centre. This thriving community offers a range of local amenities including shops, a post office, library, the picturesque canal marina, and the highly regarded Bridge Inn hotel and restaurant. Ratho is also home to the exciting new Lost Shore Surf Resort, Europe's largest inland surfing destination, further enhancing the village's reputation as a leisure hub. Excellent shopping is available nearby at the Gyle Shopping Centre and Hermiston Gait Retail Park, while a wealth of outdoor and cultural attractions are close at hand including Jupiter Artland, the Edinburgh International Climbing Arena and Ratho Park Golf Club. Families are well served with a local primary school and secondary schooling at Balerno High School. The location is ideal for commuters, providing easy access to the M8 and M9 motorway networks, Edinburgh International Airport, and a regular public transport service connecting the village with the Gyle and Hermiston Gait, and on to the city centre.





Approx. Gross Internal Floor Area 171 Sq M / 1842 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

