



RE/MAX
Property

65 Glasgow Road, Ratho Station

Fixed Price **£165,000**



This well finished two bedroom lower apartment offers generous accommodation. Set in the delightful village of Ratho Station, this development provides an ideal locale for the commuter. Nearby the airport and with 12 bus routes available outside the front door, this is the perfect location for quick transport links. Heriot Watt and Napier University are also within close proximity. An ideal purchase for first time buyers, investors or students. Lorna MacDonald and RE/MAX Property are delighted to offer this two bedroomed property on Glasgow Road to the market.

Located close to Edinburgh airport, Newbridge is a suburb located to the west of Edinburgh. Living in Newbridge near Ratho Station you would enjoy a mix of local amenities. Newbridge is well-connected in terms of transportation, with easy access to the major road network, close to the tram network and is served by buses. Hillwood Primary School and Ratho Primary School serve children living in the vicinity as well as Craigmount High School. Local shops, restaurants and other amenities provide a good facility, with The Gyle shopping Centre close by, offering additional amenities, with Edinburgh catering for other needs. Recreational facilities include the Ratho marina, Ratho climbing centre, with the new surfing resort due to open in September 2024.

Entrance Hallway

Entrance to the property is through a composite part glazed front door, which opens into a hallway with grey papered walls and carpet to floor. Two generous sized cupboards provide storage space. There is a ceiling light, a power point, a radiator and a smoke detector to complete this area.

Lounge

Dimensions: 14' 9" x 13' 1" (4.49m x 3.98m). Decorated with carpet to the floor and walls white papered. This room offers a generous, flexible space for a lounge area. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. An electric fire with white surround creates a central focal point in the room. There are power points, a smoke detector and a radiator to finish the room.

Kitchen

Dimensions: 5' 9" x 12' 0" (1.75m x 3.65m). The neutral décor begins with beige walls and laminate flooring. The kitchen has many wall and floor mounted units with wood effect frontages, with co-ordinating light grey work surfaces and beige tile splashback. There is an integrated under counter electric oven, an integrated four-ring gas hob, and an integrated extractor hood, which will all be included in the sale. There is also space for an under counter washing machine, under counter fridge and under counter freezer. Natural light enters from the window to the front of the property, which is further enhanced by a ceiling light and under cabinet lighting. The sink area comprises of a stainless steel sink and half with drainer and mixer tap. Power points and a heat detector complete this room.

Primary Bedroom

Dimensions: 12' 6" x 11' 0" (3.81m x 3.35m). The wonderful primary bedroom is finished with white papered walls and carpet to the floor. The window to the rear allows in natural light and is complemented by a ceiling light. There is a built in wardrobe for storage, providing hanging and shelving space, and there is a press cupboard which is shelved with a lower cupboard. Power points and a radiator complete the room.

Bedroom Two / Dining Room

Dimensions: 12' 5" x 9' 1" (3.78m x 2.77m). This great double bedroom, currently used as a dining room, has been finished with cream papered walls and carpet to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. Power points and a radiator finish the room.

Shower Room

Dimensions: 4' 7" x 6' 7" (1.40m x 2.01m). This modern shower room has been decorated with white tiles to the walls and patterned tile effect vinyl to the floor. The suite comprises of a built in vanity unit, finished in purple gloss and white surface, with built in sink and back to wall toilet, and a corner shower unit housing a mains shower. A great space to relax and unwind. A side facing window allows natural light into the room and this is further complimented by a ceiling light. A chrome towel radiator completes the room.



Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

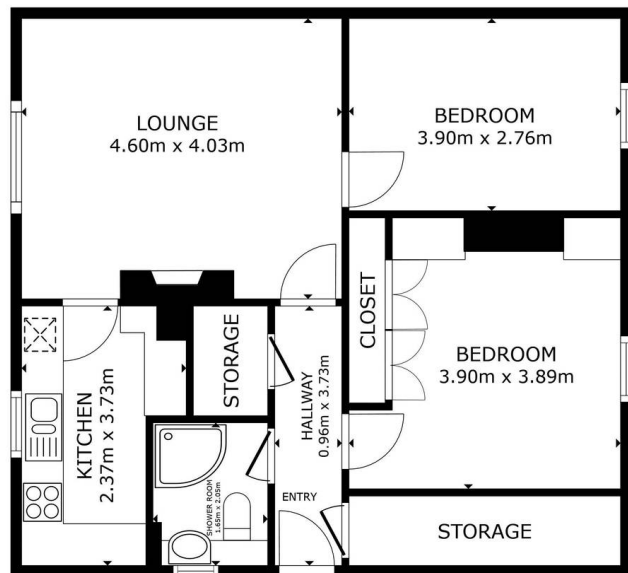
OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 67.6 m²
TOTAL : 67.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Remax Property, Remax House – EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.