





Derrick Mooney & RE/MAX Property are delighted to welcome you to this beautiful 2 bedroom semi-detached house, boasting a spacious layout ideal for modern living. Situated on an extensive corner plot, this property features essential private driveway parking for convenience. The mature private landscaped front, side, and rear gardens provide a tranquil outdoor retreat. Enjoy the seamless blend of comfort and style in this carefully designed home. With excellent transport links nearby, commuting will be a breeze.

The property impresses with its two generously sized bedrooms, ensuring ample living space. The charming exterior is complemented by a thoughtfully planned interior, offering a perfect balance of functionality and relaxation.

Freehold Property

No Factor Fees.

Council Tax Band B

EPC D

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

This exclusive development provides an ideal locale for the commuter. Located close to Edinburgh airport, Ratho Station is a suburb located to the west of Edinburgh. Living in Ratho Station you would enjoy a mix of local amenities. The area 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, Ratho Primary School and Balerno High School are in the catchment area. 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 that has recently opened.

Lounge

20' 6" x 10' 1" (6.25m x 3.08m)

Spacious lounge with front and rear windows which floods the room with natural light. A feature fireplace serves as a charming focal point, while two ceiling mounted light fittings and two radiators ensure comfort and warmth.

Kitchen

13' 0" x 8' 4" (3.95m x 2.55m)

This sleek stylish shaker kitchen comprises of a laminate floor, ample base and wall units, double stainless steel sink with mixer tap, gas cooker and a large window which overlooks the beautiful landscaped garden.

Double Bedroom

15' 1" x 9' 7" (4.61m x 2.93m)

This delightful room boasts neutral coloured papered walls, beautifully complemented by carpeted flooring. A front facing dual aspect window allows natural light to brighten the space, enhanced by a ceiling light for additional illumination. A built in cupboard provides hanging and shelving storage space.

Family Bathroom

6' 6" x 6' 1" (1.97m x 1.86m)

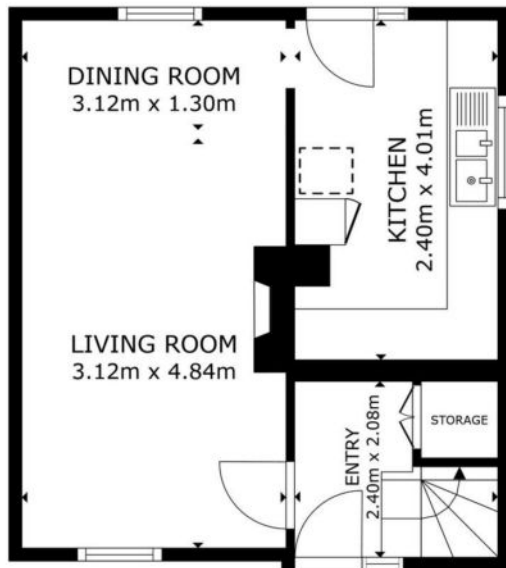
Modern bathroom featuring a toilet, washbasin, bath with overhead electric shower. The room benefits from vinyl flooring and tiled walls for easy maintenance. Rear facing opaque window with a ceiling light provides ample illumination.

Double Bedroom

11' 8" x 10' 6" (3.56m x 3.20m)

Spacious double bedroom featuring carpeted flooring, a light fixture, and conveniently placed electrical outlets. A large window facing the rear of the property allows natural light to fill the room, creating a bright and welcoming space.

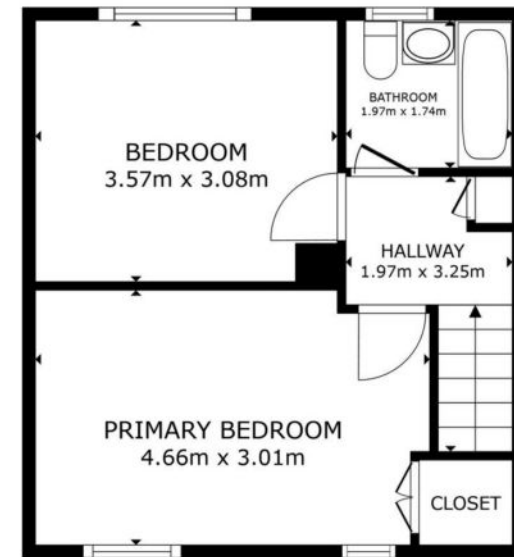




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 35.3 m² FLOOR 2 34.9 m²
TOTAL: 70.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 35.3 m² FLOOR 2 34.9 m²
TOTAL: 70.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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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. Covered by Consumer Protection from Unfair Trading Regulations 2008.