



Stunning, and in show home condition

Three-bedroom cottage



A stunning, three-bedroom cottage in show home condition, occupying a most attractive rural location. It has views over open fields towards the city and hills beyond and is situated in a peaceful position with rural walks on the door step. For the commuter Edinburgh airport, Edinburgh city centre and the main commuting links, plus public transport including the tram, are all easily accessible. It has been modernised and upgraded to a high standard, with quality bath and shower rooms. The dining/kitchen is a great size, especially attractive, and has a mixture of stylish units at wall and floor level, together with integrated appliances. Purchasers will be impressed by the upstairs bedroom suite with shower room. The property has been decorated throughout using a tasteful neutral colour scheme, which complements the flooring and fixtures. The garden grounds to the rear of the row of cottages is communal, although each property has fenced in an area of ground. The area of garden directly at the rear of this property has a decking platform adjacent to the house and a good quality, artificial lawn. The garden to the front has been laid in monobloc and provides parking for two cars.



Key Features

Hall

Lounge, with patio doors

Dining kitchen (all appliances included)

Master bedroom, with ensuite shower room

Two further double bedrooms.

Luxurious family bathroom

Double glazing

Gas central heating

Excellent storage

Communal garden to rear

Driveway for two cars



Ratho Station

Ratho Station is situated approximately 6 miles to the west of Edinburgh city centre and is surrounded by open countryside, yet still offers great links into Edinburgh and surrounding areas. The property is set within a short stroll of the village shops, ideal for every day amenities. A short drive will take you to The Gyle Shopping Centre which offers a variety of retail outlets including Morrisons superstore & Marks & Spencer. There is a local primary school in Ratho Station. The location is close at hand to the Newbridge Roundabout which gives access to the central motorway network, Edinburgh City by-pass and Forth Road Bridge. Edinburgh International Airport in a short drive away. Regular public transport service operates into Edinburgh and surrounding areas.



Extras

All fitted floor coverings, gas hob, electric oven, extractor hood, fridge freezer, dish washer and washing machine (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£270,000

EPC Rating

C

Tenure

Freehold

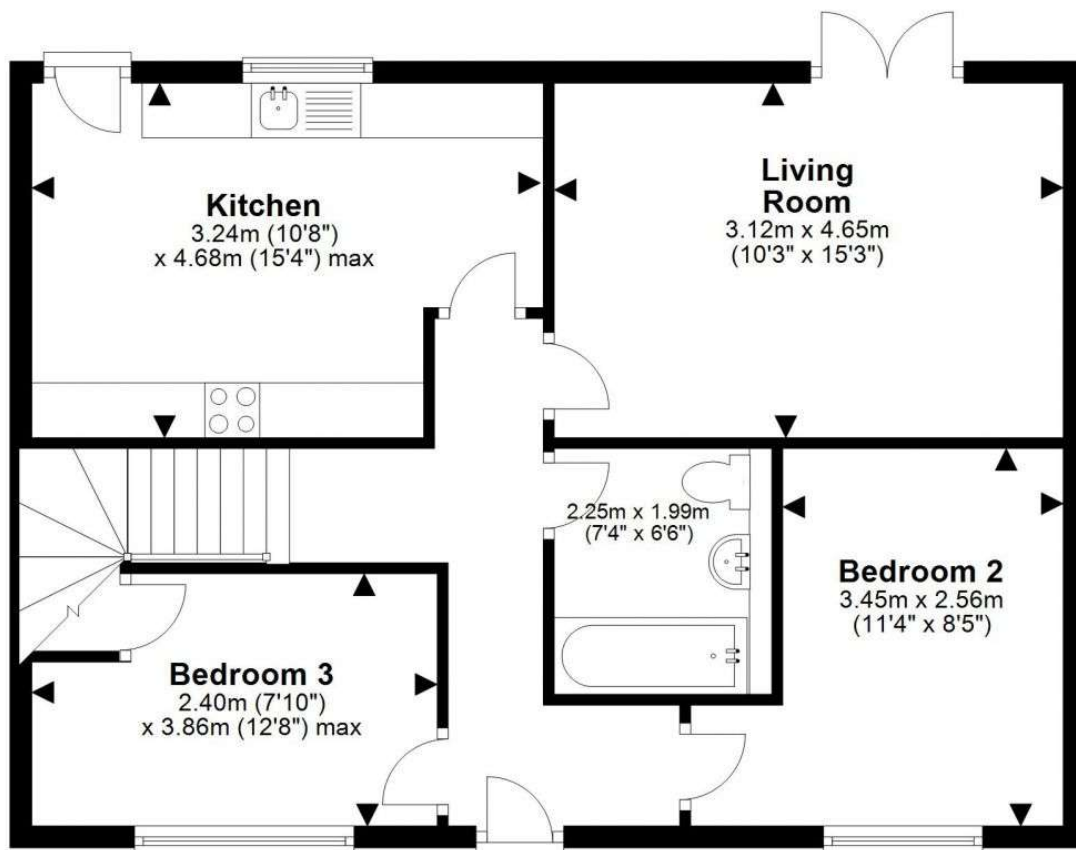










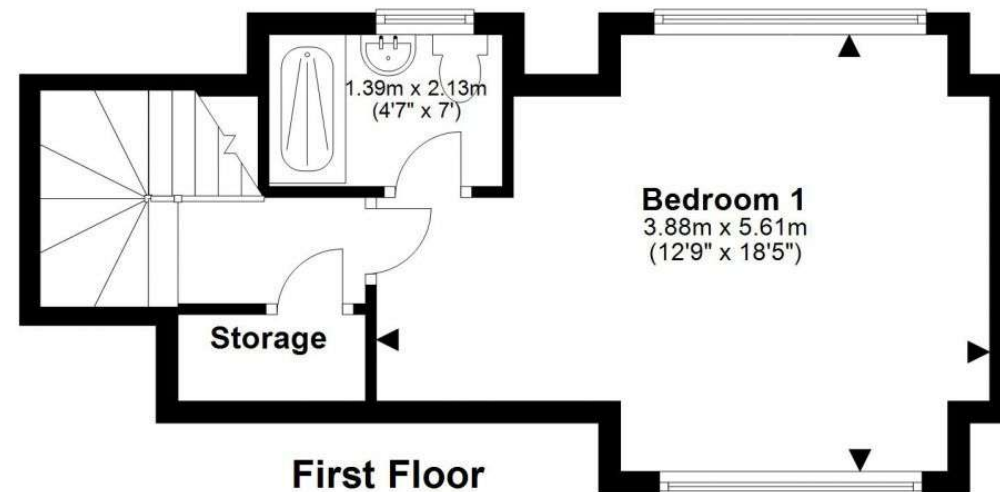


Ground Floor



Total area: approx. 91.3 sq. metres (983.0 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor



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