



15 Kings View Crescent, Ratho

Offers Over £580,000





## 15 Kings View Crescent

Ratho, Newbridge

Carol Lawton at RE/MAX Estates - Linlithgow are delighted to bring to market this Elegant detached 4-bed home in Ratho village with landscaped gardens, open-plan kitchen, and double garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





### Entrance Hall

18' 5" x 4' 4" (5.62m x 1.32m)

This fresh and welcoming entrance hall sets the tone for the rest of the property, offering a bright and inviting first impression. The PVC door with a side panel window allows natural light to flood the space, enhancing its airy feel. Amtico flooring flows seamlessly throughout, providing both style and durability, while spotlights in the ceiling offer a modern, well-lit ambiance. Two handy storage cupboards, along with an under-stair storage area, ensure practicality. The hall also provides easy access to the lounge, kitchen, study, cloakroom WC, and upper level, making it both functional and stylish—perfectly complementing the home's fresh decor.

### Lounge

13' 11" x 12' 10" (4.23m x 3.92m)

This exceptional and beautifully designed lounge seamlessly opens into the dining room, creating a bright and spacious living area. A large front-facing window allows natural light to flood the space, complementing the soft carpet flooring. Two striking feature hanging lights add a touch of elegance, while the stunning media wall, complete with illuminated shelving, serves as a stylish focal point. To enhance the cozy atmosphere, a real flame fire provides warmth and charm. The room maintains an open and airy feel, with French doors leading out to the main entrance hall, making it a truly inviting and impressive living space.

### Dinning Room

10' 8" x 9' 9" (3.24m x 2.98m)

This open-plan dining room offers lovely views over the rear garden, with direct access through elegant French doors, perfect for indoor-outdoor living. The space is well-appointed with carpet flooring, a radiator for comfort, and a stylish feature hanging light that enhances the ambiance. With plenty of room for a dining table and chairs, this area is ideal for both everyday meals and entertaining. Conveniently connected to the kitchen and lounge, it provides a seamless flow throughout the home, making it a warm and inviting space for family and guests alike.







### Kitchen/Diner /Family Room

26' 0" x 10' 7" (7.92m x 3.23m)

This fantastic living space at the rear of the property offers a bright and open atmosphere, featuring a large window and French doors that lead out to the garden. Thoughtfully designed for modern living, this functional area combines a spacious family zone, a dining area, and a beautifully equipped kitchen. The high-spec kitchen boasts integrated appliances, including a fridge freezer, dishwasher, a five-ring gas hob, a double oven, and a grill. Stylish finishes such as under-worktop lighting, a sleek wet-wall splashback, and a stainless steel sink with a drainer perfectly complement the worktops. A central breakfast bar provides a casual dining option, enhancing the kitchen's versatility. Throughout the space, Amtico flooring adds a seamless and sophisticated touch, while radiators and spotlights create warmth and ambiance. This stunning open-plan area is the perfect heart of the home, ideal for both everyday living and entertaining.

### Utility Room

7' 8" x 6' 2" (2.33m x 1.87m)

This highly functional utility room is designed for convenience, offering excellent storage with well-fitted cupboards. It features durable laminate flooring, a stainless steel sink with a modern mixer tap, and a radiator for added comfort. A central light fitting ensures brightness, while the PVC half-glazed door provides easy access to the side garden. The room also accommodates a washing machine and tumble dryer, thoughtfully gifted by the current owners. Practical and well-equipped, this utility space adds valuable functionality to the home.



### Study

11' 6" x 7' 3" (3.50m x 2.22m)

This versatile office/study can easily be converted into a fifth bedroom, offering flexibility to suit your needs. It features a front-facing window that lets in plenty of natural light, creating a bright and inviting space. With soft carpet flooring, a radiator for warmth, and a central light fitting, this room is both comfortable and functional. Whether used as a productive work area or an additional bedroom, it provides ample space and adaptability for modern living.





### **Bedroom 1**

11' 8" x 11' 10" (3.56m x 3.60m)

This beautiful primary bedroom is a serene and spacious retreat, featuring a large front-facing window that allows natural light to fill the room. The soft carpet flooring adds warmth and comfort, while the radiator ensures a cozy atmosphere. With double fitted wardrobes, complete with additional shelving and drawers, there is ample storage space to keep everything organized. The room offers plenty of room for free-standing furniture, creating a versatile and welcoming environment. Conveniently, it also provides access to the en-suite, adding a touch of luxury to this stunning bedroom.

### **Family Bathroom**

6' 8" x 7' 3" (2.03m x 2.22m)

This beautifully designed four-piece family bathroom offers both style and functionality. It features a large bath with a mixer tap and handset shower head, perfect for relaxation. A spacious walk-in shower cubicle with glass sliding doors and a mains-powered shower adds convenience. The heated towel rail ensures warmth, while splashback tiling provide a sleek, modern finish. A decorative shelf offers space for ornaments, adding a touch of charm, and additional features such as an extractor fan and shaver point enhance practicality. This inviting bathroom is the perfect blend of comfort and elegance.

### **Bedroom 2**

9' 7" x 12' 3" (2.92m x 3.74m)

The excellent-sized second bedroom offers a bright and inviting space, featuring a large rear-facing window that fills the room with natural light. It benefits from double fitted wardrobes, providing ample storage while maintaining a spacious feel. The room is finished with soft carpet flooring, a central light fitting, and a radiator for added comfort. With the added luxury of en-suite access, this bedroom is both practical and stylish, making it a fantastic retreat within the home.

### **Bedroom 3**

11' 7" x 9' 11" (3.52m x 3.02m)

This lovely third bedroom offers charming views to the front and is filled with natural light. It features a central light fitting, carpet flooring, and a radiator for added comfort.

### **GARAGE**

Double Garage





## FRONT GARDEN

The front of the property features charming monoblock paving that leads right up to the front door, creating a warm and welcoming entrance. A decorative stone wall adds character and elegance, while neatly chipped borders and mature shrubs offer a touch of greenery. The side garden is equally beautiful, with lovely borders filled with plants and shrubs, complemented by additional monoblock paving that enhances the overall aesthetic. The landscaping not only boosts the curb appeal but also ensures a sense of privacy, creating a peaceful and inviting atmosphere that perfectly complements the home.

## REAR GARDEN

This stunning, landscaped rear garden is a true standout feature, offering an array of attractive levels that add depth and interest to the space. A well-maintained lawn area provides a lush, green backdrop, while beautifully planted borders filled with vibrant flowers and shrubs create a colorful and inviting atmosphere. Extensive patio areas offer plenty of space for outdoor dining and relaxation, perfect for enjoying the garden year-round. Fully enclosed for privacy, the garden also features a side gate and access to the garage via a rear garage door. Outdoor lighting adds ambiance, and an outside water tap provides convenience. With its incredible charm and attractive design, this garden offers a perfect blend of beauty and practicality.

## Garage

### Double Garage

This large double garage is a standout feature of the property, offering plenty of space for storage or parking. Positioned to the side of the property, it is fully equipped with an electric door for convenience and ease of access. Additionally, a rear door from the garage leads directly to the rear garden, providing easy access to outdoor space. As an added bonus, the garage also includes an EV charging point, making it perfect for modern living. Whether used for vehicles, additional storage, or a workshop, this garage is a practical and valuable addition to the home.









Illustration for identification purposes only; measurements are approximate, not to scale

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>81</b>	<b>88</b>

England, Scotland & Wales

EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>79</b>	<b>86</b>

England, Scotland & Wales

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