



6 Kings View Crescent, Ratho

Offers Over £595,000





## 6 Kings View Crescent

Ratho, Newbridge

Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present this stunning detached five-bedroom family home in Ratho, with double garage, expansive living areas, and landscaped gardens.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **vestibule**

4' 5" x 4' 11" (1.34m x 1.49m)

Step into the welcoming main entrance of the home through a stylish half-glazed composite door, which fills the space with natural light. This handy vestibule features a modern radiator and soft carpet flooring, creating a warm and inviting first impression. A built-in storage cupboard offers a practical solution for keeping the area tidy, making it the perfect spot to kick off your shoes and hang up coats and jackets.

### **Entrance Hall**

13' 7" x 6' 9" (4.14m x 2.06m)

This very lovely modern entrance hall sets the tone for the rest of the home with its stylish design and welcoming atmosphere. Featuring a sleek radiator, attractive Amtico flooring, and contemporary lighting, the space offers both functionality and flair. From here, you'll find easy access to the lounge, kitchen/diner, family area, cloakroom WC, and the upper level—creating a practical and well-connected layout for modern family living.

### **Lounge**

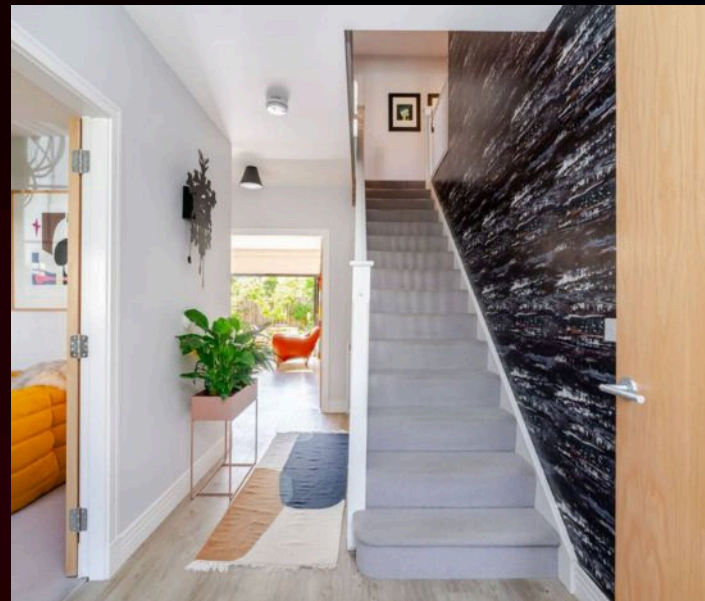
17' 8" x 12' 3" (5.38m x 3.73m)

This beautifully presented, light and airy lounge offers a perfect blend of style and comfort. A large front-facing window floods the room with natural light. At the heart of the room is a striking modern fireplace, complete with a sleek black hearth and a charming wood-burning stove—ideal for cosy evenings in. The plush carpeted floor enhances the room's warmth and comfort, while elegant French doors lead directly to the main hall, creating a seamless flow through the home.

### **Kitchen/Diner/Family Area**

31' 1" x 11' 11" (9.47m x 3.64m)

Open-Plan Kitchen, Dining & Family Area Located at the rear of the property, this bright and stylish open-plan space is perfect for modern living. Large windows and bi-folding doors fill the room with natural light and offer easy access to the garden. The high-spec kitchen features integrated appliances, including a fridge freezer, dishwasher, five-ring gas hob, double oven, and grill. A breakfast bar, under-worktop lighting, and a stainless steel sink add both style and function.







### Utility Room

11' 10" x 5' 9" (3.61m x 1.74m)

**Functional Utility / Laundry Room** A well-designed and practical space, this utility room features Amtico flooring, a stainless steel sink and drainer with a mixer tap, and a side-facing window that brings in natural light. A central set of spotlights provides bright task lighting, while a radiator ensures the room stays warm. There is ample space for both a washing machine and tumble dryer, along with a generous storage cupboard for added convenience. A half-glazed composite door offers direct access to the rear garden, and there's also handy internal access to the integral garage—perfect for everyday functionality.

### Cloakroom Wc

8' 2" x 6' 8" (2.50m x 2.04m)

This beautifully finished WC boasts fresh, modern décor and a bright, airy feel. A side window allows natural light to flow in, complemented by a central light fitting for a well-lit space throughout the day. The room features sleek Amtico flooring and a contemporary radiator, enhancing both style and comfort. A modern vanity unit houses a stylish sink with a mixer tap, paired with a matching concealed-cistern WC for a clean, streamlined look.

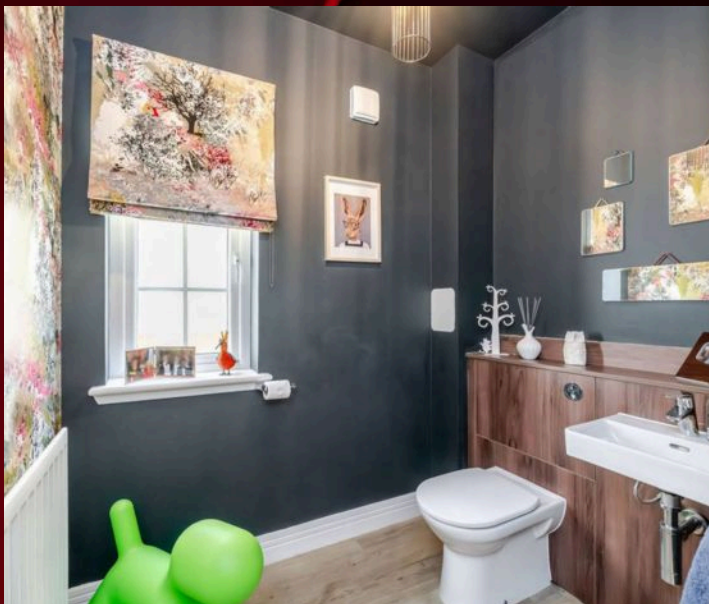
### Landing

**Stairs & Landing** A beautifully decorated staircase and landing area, tastefully finished with plush carpet flooring and enhanced by elegant central lighting. The spacious landing leads to all five bedrooms and the family bathroom, offering both functionality and style. Two generously sized storage cupboards provide ample space, making this an exceptionally practical and attractive feature of the home.

### Primary Bedroom

13' 6" x 15' 2" (4.12m x 4.63m)

This beautifully presented primary bedroom is a true retreat—spacious, airy, and filled with natural light. A large window and elegant Juliet balcony enhance the sense of openness, while stylish hanging lighting and a modern radiator add contemporary charm. Soft carpet flooring creates a warm and comfortable feel underfoot. The room also benefits from direct access to the luxurious en suite.







### En suite Primary Bedroom

9' 9" x 6' 11" (2.98m x 2.10m)

This modern, high-spec en suite shower room is finished to an exceptional standard, offering both luxury and practicality. A front-facing window brings in natural light, beautifully complementing the Amtico flooring and chrome heated towel rail. Sleek ceiling spotlights add to the contemporary ambiance. The spacious walk-in double shower enclosure features a powerful mains shower and a smooth glass pivot door, creating a spa-like experience. A stylish vanity unit houses double sinks with mixer taps, paired with a matching concealed-cistern WC, while a feature mirrored wall cabinet and tasteful sophisticated look.

### Bedroom 2

13' 10" x 13' 5" (4.22m x 4.10m)

This fantastic second bedroom is spacious, stylish, and filled with natural light from a rear-facing window overlooking the garden. Soft carpet flooring and a central light fitting create a warm and welcoming atmosphere, while a modern radiator ensures year-round comfort. Wall-to-wall fitted wardrobes offer excellent storage with a sleek, contemporary look. Generous in size, this lovely bedroom also benefits from direct access to a well-appointed en suite shower room, making it perfect for guests or family members seeking privacy and comfort.

### En Suite Bedroom 2

6' 6" x 5' 4" (1.97m x 1.62m)

This beautifully designed en suite shower room offers both elegance and practicality. A rear-facing window and sleek ceiling spotlights fill the space with light, highlighting the modern Amtico flooring. The generous walk-in double shower enclosure features a glass pivot door and a powerful mains shower for an invigorating experience. A contemporary vanity unit houses the WC and sink with a sleek mixer tap, complemented by stylish splashback tiling. A mirrored wall cabinet adds functionality, while a decorative shelf provides the perfect spot for toiletries, completing this chic and well-appointed en suite.







### Bedroom 3

12' 9" x 12' 0" (3.88m x 3.67m)

Spacious Double Bedroom Currently used as a music room by the current owner, this generously sized double bedroom offers flexibility and comfort. Featuring a large front-facing window that fills the room with natural light, it also benefits from triple fitted wardrobes, providing ample storage. The room is finished with soft carpet flooring, a central light fitting, and a radiator for warmth, making it a cozy and inviting space – perfect as a relaxing bedroom or a creative studio.

### Bedroom 4

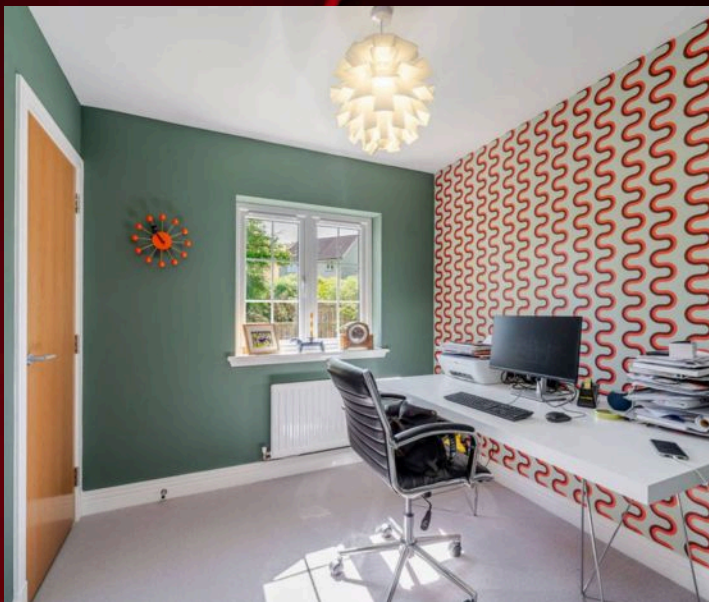
13' 3" x 10' 4" (4.05m x 3.15m)

This large and spacious double bedroom enjoys a peaceful rear-facing aspect, ideal for rest and relaxation. It features soft carpet flooring, a central light fitting, and a radiator for year-round comfort. The room includes triple fitted wardrobes for excellent built-in storage, while still offering plenty of space for additional free-standing furniture.

### Bedroom 5

8' 11" x 8' 6" (2.73m x 2.60m)

Versatile Fifth Bedroom / Study Currently used as a study, this bedroom offers a flexible space ideal for home working, a guest room, or a child's bedroom. It features a rear-facing window allowing for natural light, a central light fitting, and comfortable carpet flooring. The room also benefits from a large built-in storage cupboard and convenient access to the attic, adding to its practicality and appeal.



### Bathroom

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

This beautiful family bathroom combines style and functionality, offering a luxurious space for everyday comfort. Finished with elegant Amtico flooring and ceiling spotlights, the room is bright and modern. A sleek chrome heated towel rail adds warmth and sophistication. The spacious walk-in double shower enclosure features a glass pivot door and a powerful mains shower for a refreshing experience. A contemporary stylish bath with a modern mixer tap and additional handheld shower set offers the perfect place to unwind.





### **Front Garden**

This charming and well-maintained front garden offers excellent curb appeal, featuring a lush, neatly kept lawn surrounded by mature trees, colourful flowering plants, and established shrubs. A large decorative pebbled border adds texture and elegance, perfectly complementing the vibrant planting and mature landscaping. This inviting outdoor space sets a lovely tone for the home and reflects pride of ownership throughout.

### **Rear Garden**

**Stunning, Private Rear Garden** This spacious, fully enclosed rear garden is a true outdoor retreat, offering a perfect blend of privacy and beauty. Framed by a decorative stone feature wall and modern fencing, the garden boasts a perfectly maintained lawn, surrounded by lush shrubs, mature planting, and a beautiful tall tree that enhances the secluded, tranquil atmosphere. Bursting with vibrant colours throughout the seasons, the garden is alive with an abundance of flowering plants. A striking round paved patio, finished with elegant Indian stone paving, provides an ideal space for relaxing or entertaining.

### **Garage**

**Double Garage**

**Excellent Double Garage** A spacious and well-maintained double garage featuring an up-and-over door, full power and lighting—ideal for secure parking or additional storage. The garage also benefits from a convenient rear access door leading directly into the property, adding to its practicality and ease of use.

### **Driveway**

**2 Parking Spaces**

**Well-Maintained Monoblock Driveway with EV Charging Point** This property boasts a neatly presented and low-maintenance monoblock driveway that provides secure and generous off-street parking—ideal for families or households with multiple vehicles. A key feature is the integrated electric car charging point, offering convenient and eco-friendly charging at home.









6 Kings View Crescent, Ratho, Newbridge, EH28 8AF



Approx. Gross Internal Floor Area 1952 sq. ft / 181.45 sq. m (Excluding Garage)

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+) A		
(81-91) B		
(69-80) C	80	86
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

