



NORTH CROFT

Ratho, EH28



A FANTASTIC FIVE BED DETACHED FAMILY HOME

Set in the beautiful village of Ratho,
on Edinburgh's doorstep.

		
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Local Authority: The City of Edinburgh Council
Council Tax band: XXXX
Tenure: Freehold

Offers Over: £575,000



THE PROPERTY

4 North Croft is a brand-new, architecturally designed family home offering an exceptional standard of modern living in a tranquil countryside setting. Set on the edge of the historic village of Ratho, this beautifully considered property combines contemporary design with outstanding energy efficiency, all within easy reach of the capital.

The generous ground floor has been thoughtfully arranged for everyday life and entertaining, with a striking open-plan kitchen, dining and living area at its heart. A separate utility room and shower room offer convenience, while the fifth bedroom on this level provides flexible use as a guest room, home office or playroom.

Upstairs, the principal bedroom enjoys a stylish en suite and peaceful garden views, complemented by three further double bedrooms and a spacious family bathroom. A large storage cupboard adds to the home's practical appeal.

Outside, the home is completed by private front and rear gardens. A driveway offers off-street parking, with the option to add a detached garage by separate negotiation.

Built with sustainability in mind, Union House incorporates a host of eco-conscious features including solar panels, high-performance insulation and low-impact materials. The result is a home that is not only luxurious and stylish, but also exceptionally energy-efficient, ideal for those seeking a lighter environmental footprint without compromise.

Tucked away in the quiet countryside yet connected to the city, Union House offers the rare opportunity to enjoy the best of both worlds in a truly special setting.



LOCATION

Nestled in the picturesque village of Ratho, this property offers the perfect balance between tranquil semi-rural living and exceptional connectivity to Edinburgh and beyond. Situated just eight miles west of the city centre, Ratho is ideally placed for commuting, with easy access to the A8, City Bypass, M8 and M9 motorways. Edinburgh Airport is less than a 15-minute drive, making both domestic and international travel highly convenient.

Public transport options include regular bus services into the city and nearby train connections at Edinburgh Gateway, South Gyle, and Kirknewton stations. For those who enjoy a more scenic route, the Union Canal towpath offers a peaceful and picturesque route for walking or cycling all the way into Edinburgh.

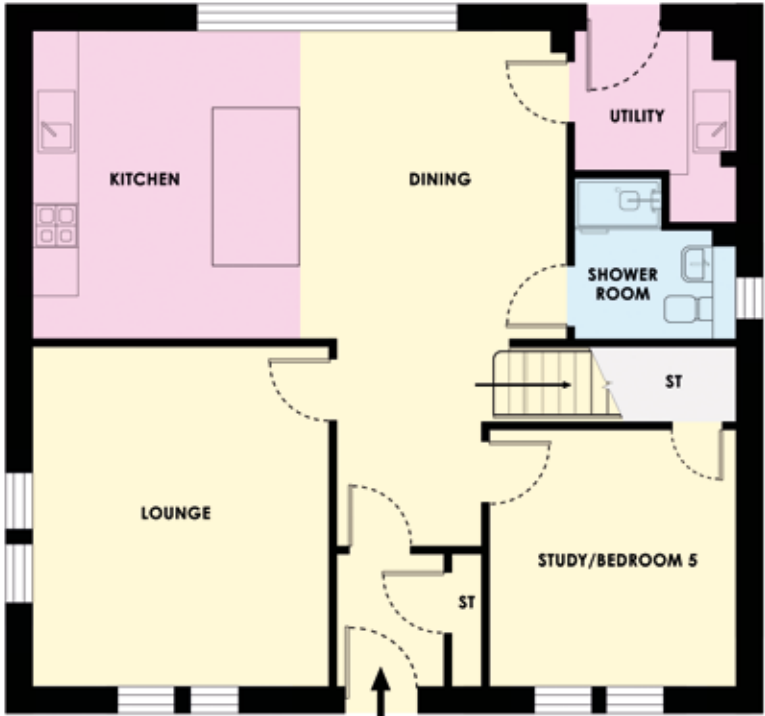
Ratho itself is a charming and well-established village, home to a welcoming community and a range of local amenities. These include a well-stocked village shop, a Post Office, a popular gastropub – The Bridge Inn – and a selection of independent businesses. The renowned Edinburgh International Climbing Arena and Ratho Park Golf Club are also just moments away.

Families are well served by local schooling, with Ratho Primary School at the heart of the village and secondary provision at Balerno High School, one of Edinburgh’s top-performing comprehensives. A choice of independent schools in nearby Edinburgh further enhances the area’s appeal to families.

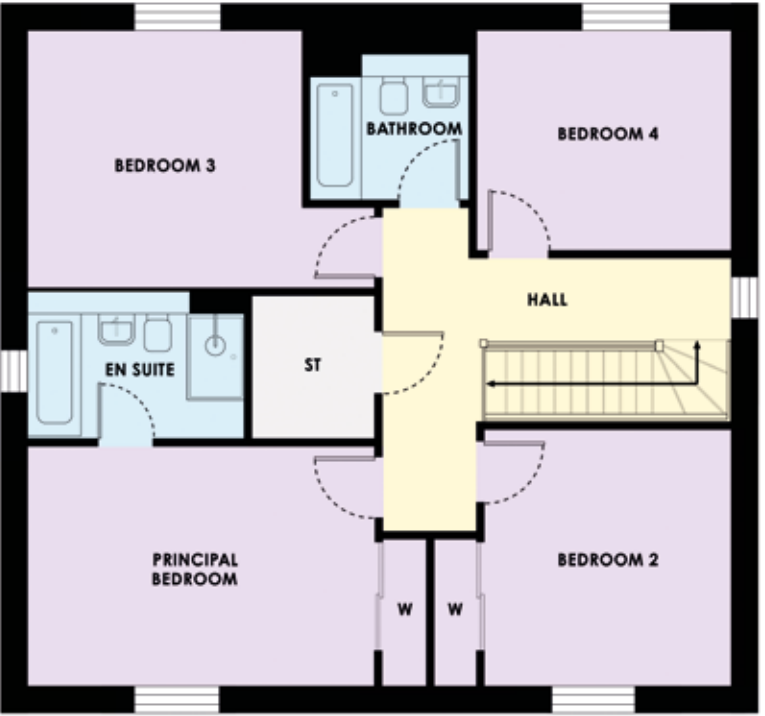
Combining countryside charm with city convenience, Ratho offers a sought-after lifestyle with everything you need within easy reach.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area
175.72 sq m / 1891 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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