



# 6 Dalmahoy Road

Ratho, Newbridge, EH28 8RE

Offers over £199,000



The Masonic Hall in Ratho is centrally located and presents exciting opportunities for commercial ventures. Its good condition and ample space make it an ideal canvas for various business uses. Additionally, with the necessary planning consents, there is potential to develop it into residential properties.



#### Description

Masonic Hall in Ratho: A Versatile Commercial Space

Centrally located in Ratho, this Masonic Hall presents an exciting opportunity for commercial ventures. Its excellent condition and generous space make it an ideal canvas for various business uses. Let's delve into its key features:

Historical Significance and Adaptability:

Originally the Baptist Kirk, this property underwent a transformation into a private house in the 1960s and 70s before becoming the Masonic Hall in 1970. Its history demonstrates remarkable flexibility in conversion and potential uses.

Well-Maintained Infrastructure

Equipped with a modern fire system (installed in 2022), a security alarm, and external flood lighting, the Masonic Hall ensures safety and security.

A new gas boiler was installed in 2022, enhancing energy efficiency.

The fire occupancy capacity is 85 seated for a meal, accommodating various events

Convenient Location:

Situated just 20 meters from a bus stop, the Masonic Hall enjoys excellent accessibility for patrons and visitors. Interior Features:

Main Lounge Area: A spacious lounge that can host diverse activities, from lively gatherings to serene events.

Fully Equipped Kitchen: Ideal for culinary entrepreneurs, ready for a pub bistro or café setup.

Bar Area: Perfect for those envisioning a cozy pub or social hub.

Ladies and Gents Toilets: Convenient facilities for patrons and staff

Storage Cupboards: Ample storage space ensures efficient organization

Spacious Loft: Consider extending into the loft area—an opportunity for additional rooms or offices.

Gas Central Heating: Provides year-round comfort with efficient heating.

External Potential

Explore the possibility of creating off-street parking to enhance accessibility for visitors.

Versatility and Transformation:

With the right planning permissions, this property could even be transformed into residential units, adding to its versatility.

Don't miss out on this unique opportunity to own a piece of Ratho's history while unlocking its commercial potential

### Local Area

Ratho is a thriving rural village, eight miles west of Edinburgh city centre. A renowned stop on the Union Canal, Ratho benefits from a selection of local shops, post office, library, garage, and the popular Bridge Inn Hotel and Restaurant. The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach, offering high-street retail names. Local leisure facilities include the Edinburgh International Climbing Arena and Ratho Park Golf Club. Ratho Primary School serves the local community, with Balerno Secondary School providing upper school education, and Heriot-Watt University is also nearby. Ratho is conveniently placed for the M8, M9 and Edinburgh city bypass, and is served by a frequent bus service, and lies within three miles of the Edinburgh tram network.

Main Hall 29'3" x 21'11" (8.93 x 6.7)

Entranced Hallway 10'0" x 11'10" (3.06 x 3.62)

Kitchen 15'3" x 10'9" (4.66 x 3.3)

Bar Area 24'3" x 4'5" (7.4 x 1.36)

Storage Cupboard 6'3" x 10'0" (1.93 x 3.05)

Mens Toilets 13'3" x 4'11" (4.05 x 1.5)

Ladies Toilets 13'3" x 5'2" (4.05 x 1.6)

storage Cupboard 2 5'1" x 6'6" (1.57 x 2.00)

Storage cupboard 3 5'1" x 6'6" (1.57 x 2.0)

Loft space 1 39'4" x 22'2" (12 x 6.78)

Loft Space 2 13'11" x 22'2" (4.25 x 6.78)

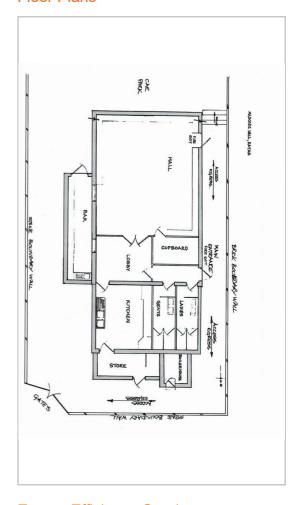
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.

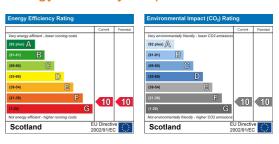
## Area Map



# Floor Plans



# **Energy Efficiency Graph**



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