

11 Hallcroft Park

RATHO, NEWBRIDGE, EH28 8SE



CHAIN FREE OPPORTUNITY - THREE-BEDROOM DETACHED HOME, COMPLETE WITH CONSERVATORY, DRIVEWAY AND CARPORT, AND LOW-MAINTENANCE GARDENS



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Part-exchange available! McEwan Fraser is delighted to present this three-bedroom detached home, complete with conservatory, driveway and carport, and low-maintenance gardens. The property is offered to the market chain free.

Nestled in a quiet and sought-after residential area, this attractive three-bedroom detached property offers spacious and versatile living, ideal for couples, growing families, or those looking to downsize without compromising on comfort. The home boasts a welcoming entrance hall, with a ground-floor WC, which gives access to a front-facing kitchen, and a bright and spacious living room that opens into a generous conservatory. There is plenty of space for a new owner to create their ideal living and entertaining space.

The Property





The Conservatory







Heading upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom.





Bedroom 1





Bedroom 2



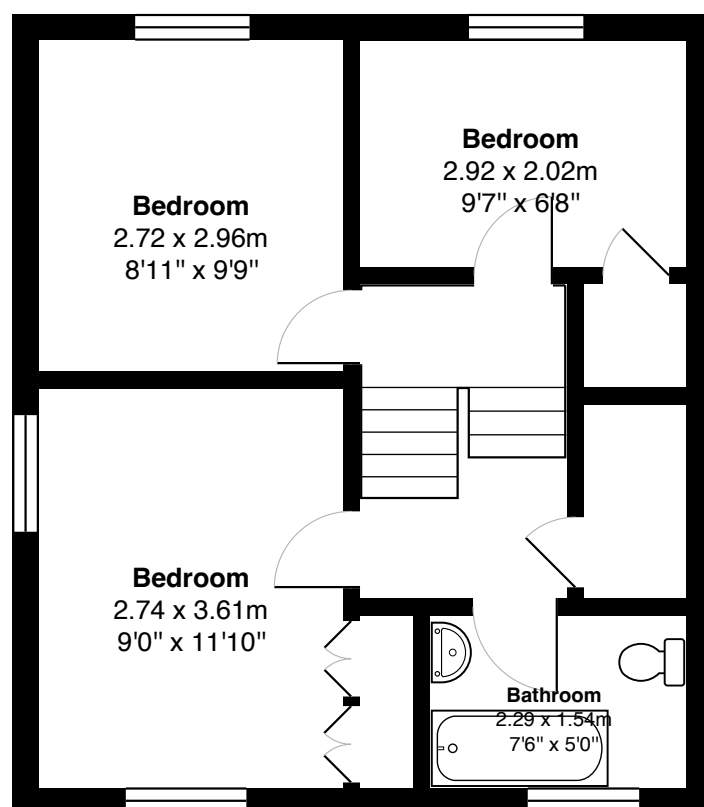
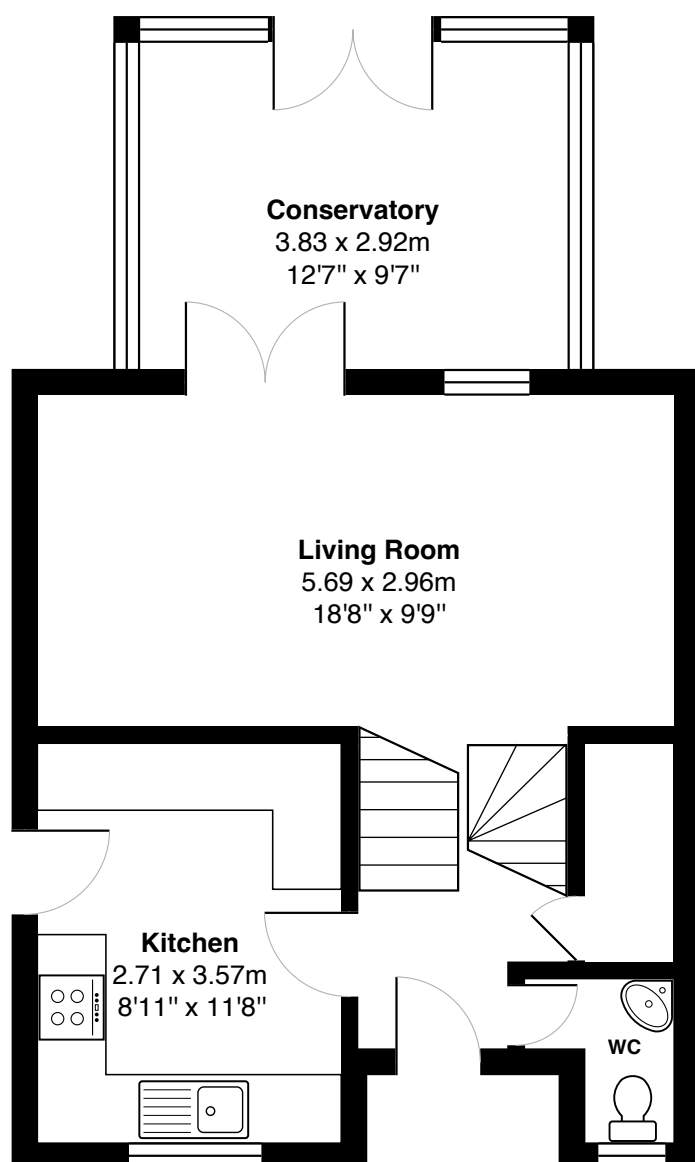


Bedroom 3





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Gross internal floor area (m²): 75m²

EPC Rating: C

Floor Plan

Externally, the property benefits from a private driveway providing off-road parking, along with low-maintenance front and rear gardens offering a secure and enjoyable outdoor space with minimal upkeep.

Ready to move into and brimming with potential, this delightful home presents an excellent opportunity in a desirable location, close to local amenities, a great primary school, and excellent transport links.



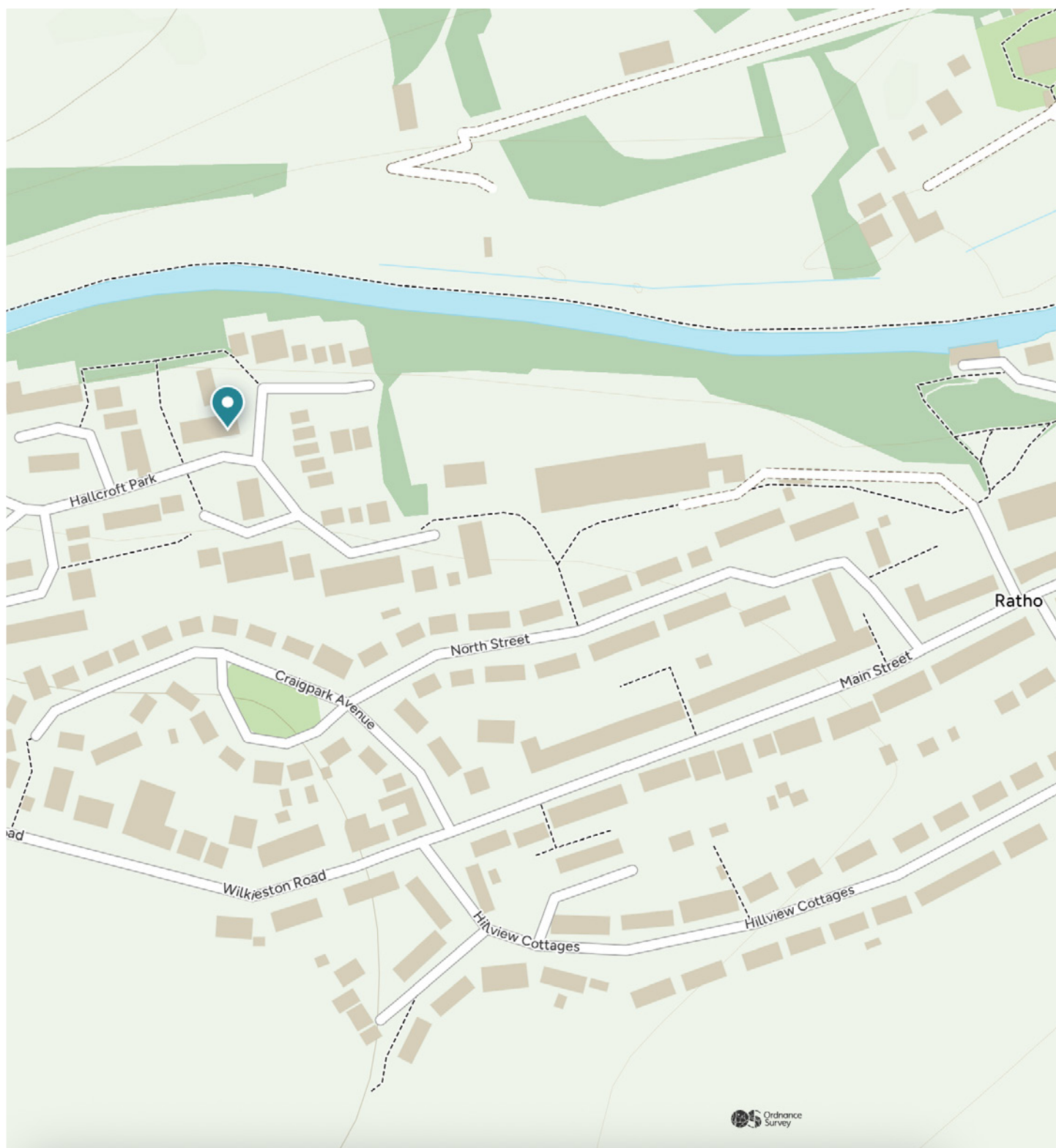


Nestled in the scenic countryside just seven miles west of Edinburgh, the charming village of Ratho masterfully blends tranquil rural living with convenient urban access. Surrounded by open farmland and rolling hills, its historic charm and picturesque setting appeal to a diverse mix of families, professionals, and retirees.

The community is best known for the Union Canal, which provides idyllic waterside walks, cycling routes, and a strong, friendly atmosphere. The village centre features traditional stone cottages, a popular local pub serving hearty meals, a well-regarded primary school, and several cherished independent shops.

A stand-out attraction is the renowned Edinburgh International Climbing Arena (EICA), the largest indoor climbing facility in Europe. The arena also hosts a modern gym and a welcoming café. With excellent motorway links and Edinburgh Airport just a ten-minute drive away, Ratho's unique mix of heritage, excellent amenities, and outstanding connectivity makes it a highly sought-after and desirable community in the Lothians.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
MICHAEL MCMULLAN
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Professional photography
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Layout graphics and design
ALAN SUTHERLAND
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