

6 Kings View Crescent

RATHO, NEWBRIDGE, EH28 8AF



A stunning five-bedroom detached family home with double garage and open-plan living, set on a sought-after CALA development in picturesque Ratho



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this stunning five-bedroom detached family home with double garage, perfectly combining space, style, and practicality. Located in the highly desirable village of Ratho, this property offers a tranquil setting close to the Union Canal, yet with excellent access to Edinburgh and the surrounding areas. Boasting beautifully landscaped gardens and versatile, well-proportioned accommodation, this home is ideal for modern family living. The house is situated in the catchment area for Balerno High School.

THE ENTRANCE HALL



Upon entering, the welcoming vestibule provides a practical space to remove coats and shoes, featuring a built-in storage cupboard, soft carpet flooring, and a modern radiator. From here, the elegant entrance hall leads to the lounge, open-plan kitchen/dining/family area, cloakroom WC, and upper level, creating a well-connected and functional layout. The hall itself is finished with sleek Amtico flooring, contemporary lighting, and stylish radiators, setting the tone for the home.

THE LOUNGE



The lounge is a bright and airy space, flooded with natural light from a large front-facing window. At the heart of the room is a striking modern fireplace with a wood-burning stove, providing both warmth and a cosy focal point. Plush carpet underfoot and French doors opening to the main hall create a seamless flow, making this a comfortable and versatile space for relaxing or entertaining.



The open-plan kitchen, dining, and family area form the heart of family life. Positioned at the rear of the property, this expansive space is filled with natural light through large windows and bi-folding doors, which open onto the rear garden. The high-spec kitchen is fitted with integrated appliances, including a fridge freezer, dishwasher, five-ring gas hob, double oven, and grill, with a stylish breakfast bar and under-counter lighting enhancing both function and style. With ample space for dining and relaxing, this area is ideal for everyday family life or entertaining guests.

Adjacent to the kitchen, the utility room offers excellent practicality with Amtico flooring, a stainless-steel sink and drainer, space for a washing machine and tumble dryer, and a generous storage cupboard. A side-facing window provides natural light, and a half-glazed door offers direct access to the rear garden, while internal access to the integral garage adds convenience.

THE KITCHEN/DINING /FAMILY AREA





THE UTILITY





The home features five well-appointed bedrooms, offering flexibility and comfort. The primary bedroom is a luxurious retreat, complete with a Juliet balcony, soft carpet flooring, wall-to-wall fitted wardrobes, and a stylish en-suite with a walk-in double shower, twin sinks, and contemporary fixtures. The second bedroom also benefits from an en-suite shower room and fitted storage, making it perfect for guests or family members seeking privacy. Three further bedrooms are generously sized, featuring triple fitted wardrobes, soft carpet flooring, and flexible layouts, suitable as bedrooms, a home office, or a creative space. A beautifully finished family bathroom complements the upstairs accommodation, with a bath, walk-in shower, vanity unit, and modern fittings, offering a luxurious yet practical space for everyday use.

THE BATHROOM



BEDROOM 1



a luxurious retreat, complete with a Juliet balcony, soft carpet flooring, wall-to-wall fitted wardrobes, and a stylish en-suite



BEDROOM 2



The second bedroom also benefits from an en-suite shower room and fitted storage



BEDROOM 3



BEDROOM 4



BEDROOM 5



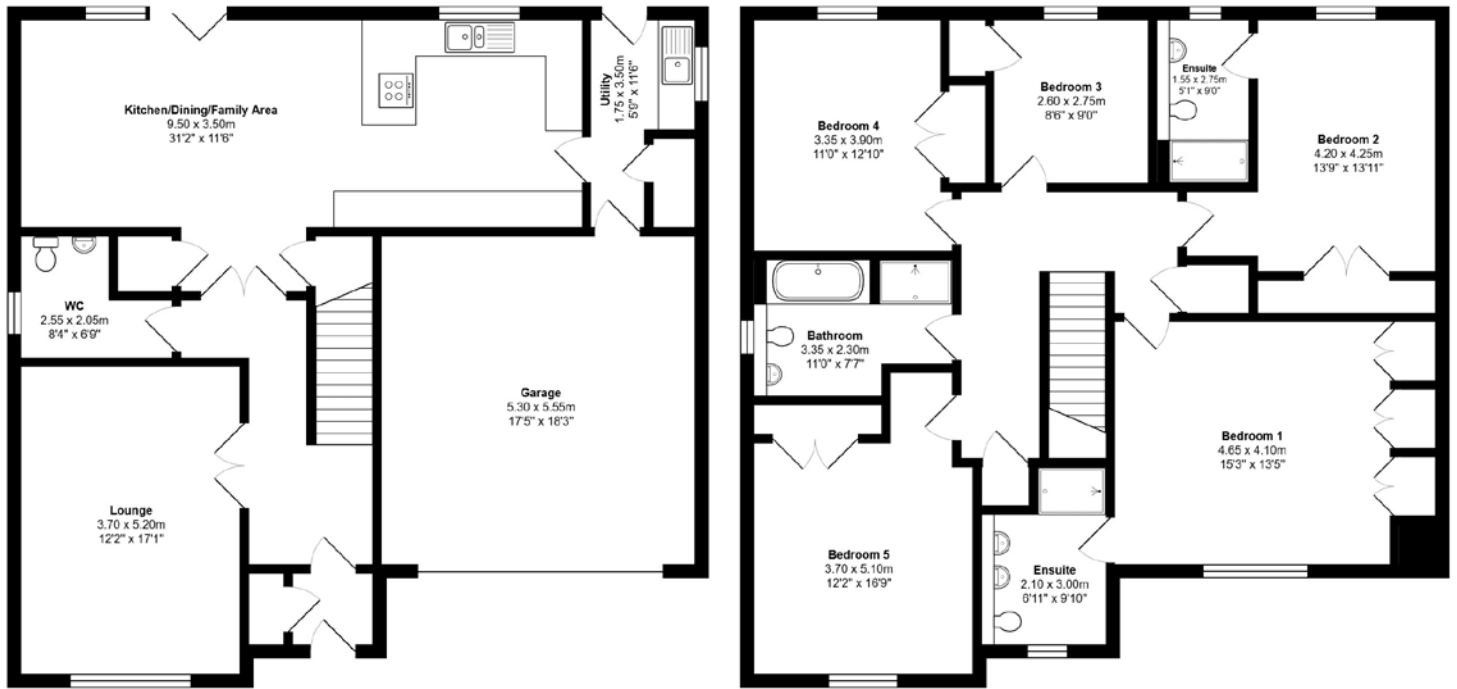
Externally, the property boasts beautifully landscaped gardens. The front garden offers excellent curb appeal with a neatly maintained lawn, mature trees, colourful flower beds, and a decorative pebbled border. There is a two-car driveway, with an EV charging point, leading to a double integral garage. The rear garden is a private sanctuary, fully enclosed and featuring a large lawn, mature planting, a striking tree, and seasonal flower displays. A round paved patio with elegant Indian stone provides an ideal space for outdoor dining and entertaining, enhanced by outdoor lighting and a water tap for convenience.

This exceptional detached property provides a rare opportunity to secure a spacious, stylish, and versatile family home in the highly sought-after village of Ratho. With its combination of luxurious interiors, flexible accommodation, and beautifully landscaped gardens, early viewing is highly recommended.

EXTERNALS

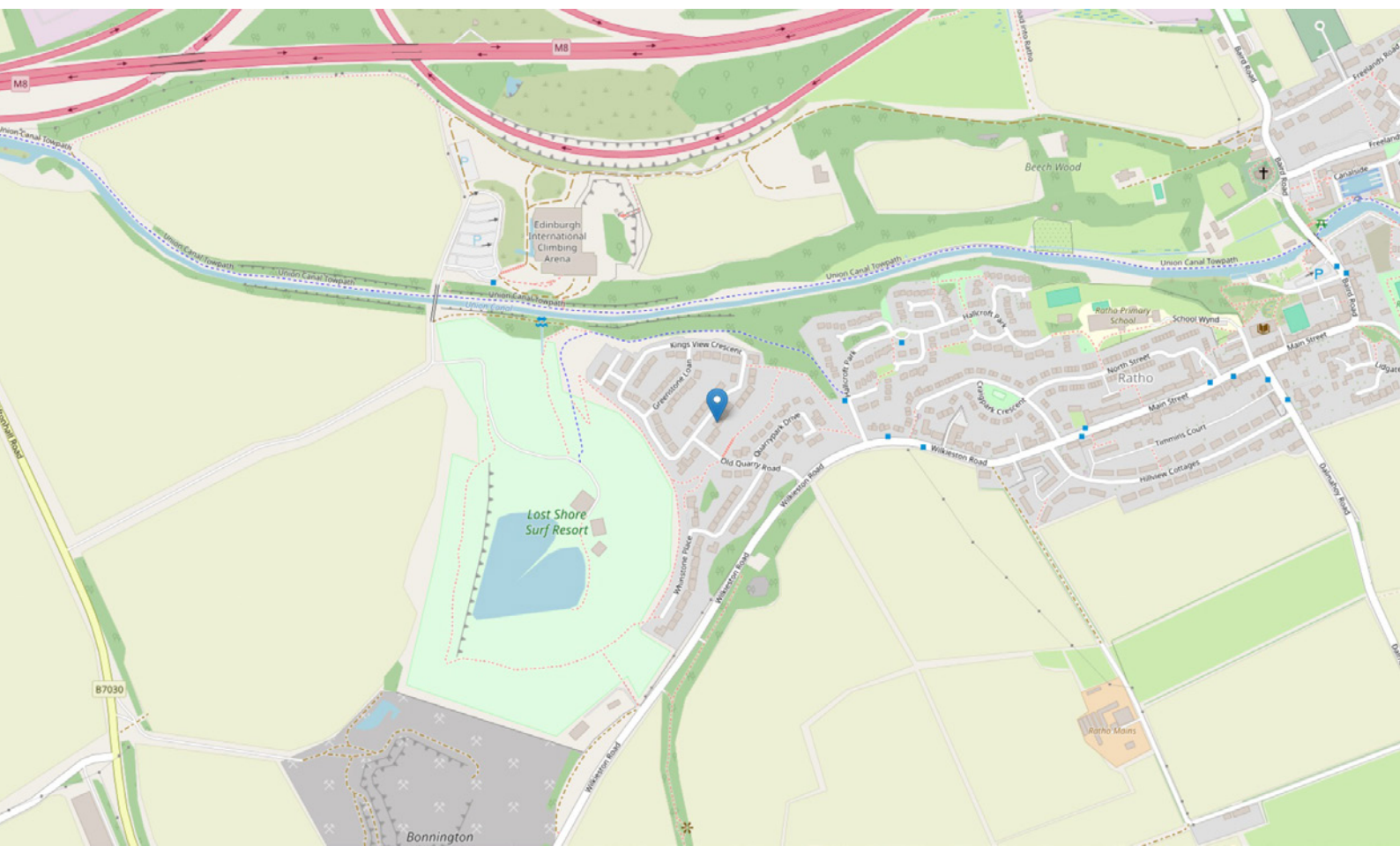


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 194m² | EPC Rating: C



THE LOCATION

Situated on a sought-after CALA development in the picturesque village of Ratho, Kings View Crescent offers a superb balance of countryside calm and city convenience. The development sits on the edge of open farmland while remaining within easy reach of Edinburgh's amenities. This makes it an ideal location for families seeking space, tranquillity, and everyday practicality.

Families will appreciate the local schooling options. Ratho Primary School serves the village from Nursery through P7 and is a short walk from Kings View Crescent, making the morning school run especially straightforward. For secondary education, pupils typically transfer to Balerno Community High School, the established catchment secondary for Ratho. In addition to excellent local state schooling, a wide choice of well-regarded independent schools, locally (Clifton Hall), and across Edinburgh, including Fettes, George Heriot's, and Merchiston Castle, are within easy commuting distance.





Ratho's transport connections are a major benefit for commuters. Edinburgh Airport is only minutes away by car, and the village is within immediate access of the city's main motorway corridors, including the M8, M9, and Edinburgh City Bypass. Regular bus services connect Ratho to the city and nearby transport hubs, while the Ingliston and Edinburgh Gateway area provides quick tram access into the centre. This makes travel, school runs, and airport connections convenient for busy family life.

For active families, the area is exceptional. The Edinburgh International Climbing Arena, Europe's largest indoor climbing centre, is nearby and offers bouldering, tall walls, kids' sessions, and family activities. Adjacent to this, the Lost Shore Surf Resort provides an inland wave pool, surf lessons, family sessions, a surf shop, café, and waterside trails. Additionally, the Union Canal towpath and surrounding countryside offer plentiful walking and cycling opportunities, encouraging outdoor family living throughout the year.

Culture and creative experiences are also within easy reach. Jupiter Artland, the acclaimed sculpture park and contemporary art trail at Wilkieston, is a short drive away and provides a child-friendly day out in beautifully landscaped grounds. Its combination of permanent sculptures, art installations, and seasonal family events makes it a popular weekend destination for local households.

Ratho village retains a welcoming community atmosphere with local shops, cafés, and essential services nearby, including GP services. For larger shopping or leisure needs, residents are a short drive from retail and business centres at Ingliston, Gyle, and Edinburgh Park. The neighbourhood is popular with families who value a quieter, village lifestyle while still enjoying excellent access to city facilities and transport links.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
Area Sales Manager



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CRAIG DEMPSTER
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