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31 Kings View Crescent, Ratho, EH28 8AF

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Kings View Crescent, Ratho



Set in a peaceful development in the sought-after village of Ratho, this five-bedroom detached home offers immaculate and luxuriously appointed family accommodation. Boasting a landscaped wrap-around south-east-facing garden, and an integral double garage, it is an exceptional opportunity.

The property includes an elegant triple-aspect lounge; a stunning design-led dining kitchen/family room with an adjoining utility, extending the full width of the home and opening onto the rear garden. There are five spacious bedrooms, two of which boast indulgent en-suite shower rooms, as well as a contemporary family bathroom and a guest WC.

Conveniently located within easy reach of commuter links, schools, green spaces, and amenities, and just thirty minutes from the heart of Edinburgh, this family residence promises an outstanding lifestyle.

What's special about this house

- Exclusive detached five-bedroom family home enjoying a spacious layout, a south-east-facing rear garden, and off-street parking.
- Light-filled triple-aspect lounge with an elegant interior design of herringbone flooring, soft grey and white wall finishes, and a wall-hung living flame fireplace.
- Stylish contemporary dining kitchen and family room opening to the south-east-facing rear garden. Showcasing herringbone flooring and black matte vertical radiators, it boasts under-base-lit wall and floor cabinetry, oak-effect worktops and high-spec integrated AEG appliances including an eye-level oven, microwave, gas hob, ceiling extractor hood, a fridge/freezer, and an adjacent utility.
- Dual-aspect principal double bedroom featuring bespoke built-in wardrobes, and a luxurious en-suite shower room complete with hidden cistern WC, chrome towel radiator, and Jack and Jill washbasins.
- Neat front garden bordering the monoblock driveway. Enclosed south-east-facing wrap-around landscaped garden combining sandstone paving, raised sleeper beds, and a lush lawn. Perfect for children, pets, and family life.
- Off-street parking is provided for by a monoblock driveway and an integral double garage.









Location and Amenities

- Ratho has a pharmacy, medical centre, convenience store, and pub.
- The Gyle Shopping Centre and Hermiston Gait are just over a ten-minute drive, providing a wide variety of high street stores and supermarkets. Edinburgh City Centre is thirty minutes away by car.
- Ideal commuter location close to the M8/M9.
- Edinburgh Park Railway Station with regular and swift links to Edinburgh and Glasgow is a 5-minute drive. The Edinburgh Tram Link also has a stop there. The village is well-served by the local bus route.
- Edinburgh Airport is a ten-minute drive.
- Peaceful walks and cycles along the nearby Union Canal.
- Near to recreational activities such as Ratho Park Golf Club, Edinburgh International Climbing Arena, and Dalmahoy Golf and Country Club.

“Impressive five-bedroom home in Ratho with a wrap-around garden and double garage, offering luxurious family living just 30 minutes from Edinburgh.”

Home Report valuation	£650,000
Internal floor area	243m ²
School catchment	Ratho Primary School, Balerno Community High School
EPC Rating	Band B
Council tax band	Band F
Train station	Kirknewton, Curriehill, Uphall

Extras

All floor coverings, all light fittings, all blinds, all curtains, oven/hob, dishwasher, washing machine, fridge, freezer, garden hut, greenhouse, and three log/bin stores are included.

Ground Floor / First Floor



Dimensions

Ground Floor

Lounge	4.78m x 4.78m
Kitchen/Dining Room	11.12m x 4.18m
Utility Room	3.60m x 1.85m
WC	1.99m x 1.40m

First Floor

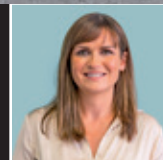
Bedroom (1)	4.78m x 4.03m
Ensuite (1)	3.12m x 2.21m
Bedroom (2)	5.11m x 3.98m
Ensuite (2)	2.65m x 2.25m
Bedroom (3)	4.91m x 2.98m
Bedroom (4)	3.77m x 3.00m
Bedroom (5)	3.01m x 2.74m
Bathroom	3.19m x 2.37m

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Kirsty Black
Property Manager

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.