



30 Kings View Crescent  
RATHO | NEWBRIDGE | EH28 8AF

  
**warners**  
solicitors & estate agents





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Most impressive four-bedroom townhouse, forming part of a prestigious Cala Homes development, in a popular community on the outskirts of Edinburgh, bordering beautiful open countryside. This excellent property commands an enviable position on the development and boasts fine open countryside views. This stunning property has been finished to a high specification and boasts ultra-modern, and immaculately presented interior arranged over three floors which comes with the added attraction of an enclosed rear garden with garden pod, which comes with heating and electric, making an ideal home office. Moreover, the low maintenance rear garden is mainly laid to Astro with an intimate patio and decking area, making it perfect for al fresco dining and outdoor entertaining. This fabulous home is flexible in design lending itself to several different living arrangements, that will no doubt appeal to families and professional couples looking for more space. This property also benefits from gas central heating, full double glazing, Attic and two allocated parking spaces. Early viewing is recommended! The property comprises: -

- Entrance Vestibule and welcoming Hallway with excellent storage
- Shower room with WC
- Contemporary Kitchen/Dining room with integrated appliances, breakfast bar with five ring gas hob and French doors give direct access to Landscaped rear garden
- Light and spacious Living Room boasting lovely countryside views and Juliet balcony
- Principal double bedroom with walk in wardrobe and stylish Ensuite Shower Room
- Three double bedrooms with integrated storage
- Modern Family Bathroom with mains shower over bath
- Garden Pod with heating, electric and internet connection (ideal home office)
- Private front & rear landscaped gardens
- GCH & double glazing
- Attic

All integrated appliances will be included in the sale. EPC Rating B.

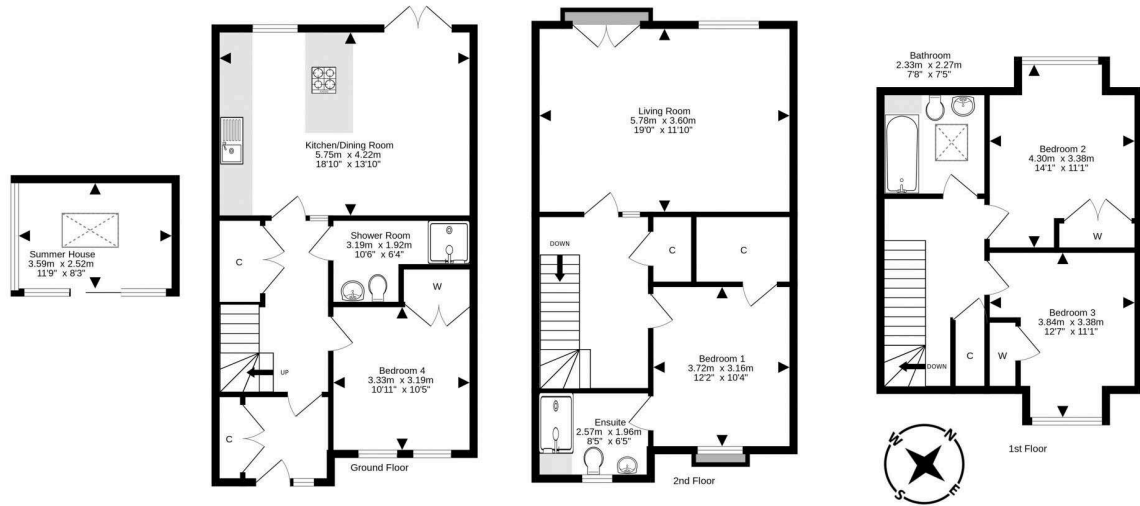
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is located in the popular conservation village of Ratho, which has a pleasant semi-rural position to the north west of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community and Ratho has its own primary school. The highly regarded Bridge Inn sits on the banks of the Union Canal, which provides many leisure opportunities including scenic walks along the towpaths, canoeing and barge trips. The Edinburgh International Climbing Area (EICA) offers a range of activities. An efficient public transport network operates to Edinburgh and surrounding areas, whilst the city bypass and main motorway networks are also within easy reach.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024