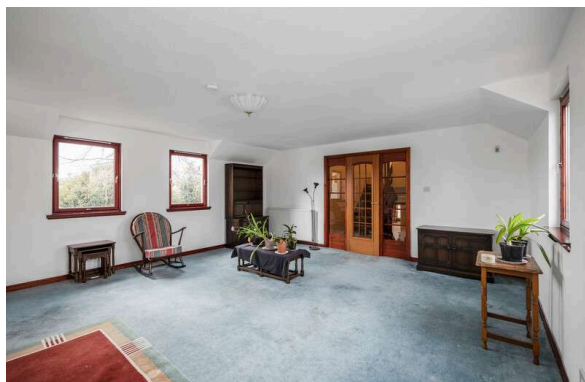




11 Lidgate Shot
RATHO | NEWBRIDGE | EH28 8TY


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11 Lidgate Shot

RATHO | NEWBRIDGE | EH28 8TY

Impressive four/five bedroom detached family home, in need of a degree of modernisation, with gardens, driveway, and garage offering spacious and flexible accommodation over three levels. Situated within a quiet residential development in the popular village of Ratho with excellent local amenities and schools, and a convenient distance from the city centre. This fabulous family home comprises on the lower level of an entrance vestibule and hallway with storage, dining/sitting room with doors to rear garden, fitted kitchen with wall & base units and integrated appliances, and integral access to the double garage, good-sized double bedroom or family room, and downstairs WC. The mid level boasts a spacious, dual aspect reception room with decorative fore and fireplace and on the upper level, there are four good-sized double bedrooms, one with en-suite shower room, and a family bathroom.

- Detached four/five bedroom villa over three levels
- In need of a degree of modernisation
- Hive gas central heating and double glazing
- Large dual aspect living room
- Dining/sitting room with doors to rear garden
- Family room/bedroom five
- Fitted kitchen with integrated appliances
- Family bathroom and downstairs WC
- Four bedrooms, one with en-suite facilities
- Large surrounding gardens

Included in the sale will be all curtains, hob, oven, integrated fridge, dishwasher, and greenhouse. The beds (except the double in bedroom 1) and bedside tables can be included if desired.

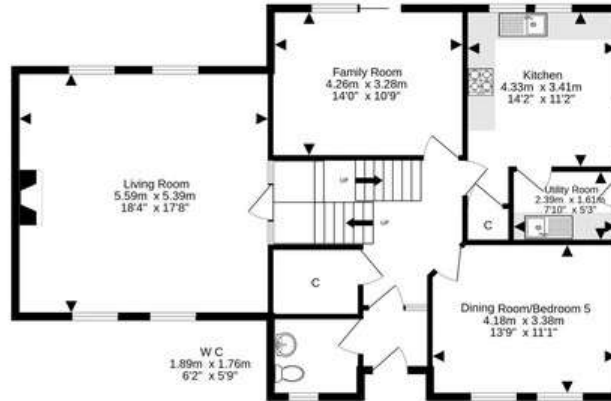
EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

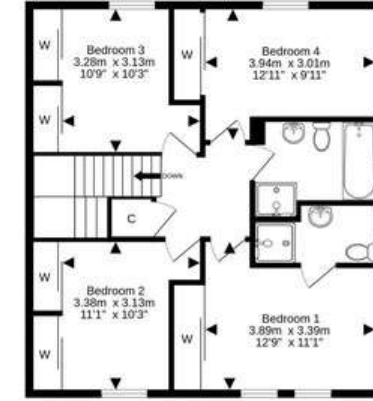


The property is located in the popular conservation village of Ratho, which has a pleasant semi-rural position to the north west of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community 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.





Ground Floor



1st Floor



Lower Ground



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