

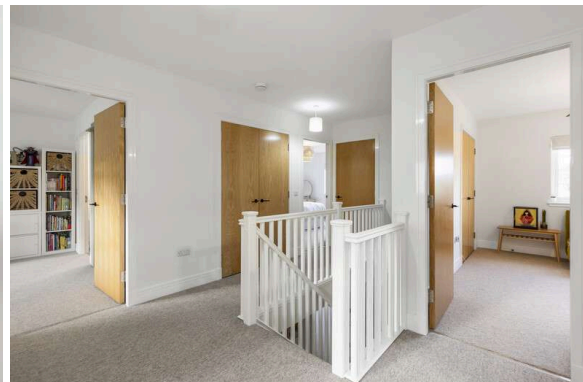


5 North Platt Crescent  
RATHO | EDINBURGH | EH28 8JT

  
**warners**  
solicitors & estate agents







## 5 North Platt Crescent

RATHO | EDINBURGH | EH28 8JT

Located within a desirable development in the popular area of Ratho, this beautifully presented five-bedroom detached house offers an exceptional and spacious family home. The property boasts flexible accommodation and a range of impressive features.

The bright entrance vestibule and hallway welcomes you to the lower level. The spacious living room provides a comfortable and inviting space for relaxation and socialising. The modern dining kitchen is a true highlight, with its sleek and contemporary design and direct access to the rear garden.

On the upper level, are four well-appointed double bedrooms, two of the bedrooms benefit from en-suite facilities. The fifth bedroom is a versatile single that can be used as a guest bedroom, and the family bathroom is well-appointed and offers a separate shower cubicle and bath with shower attachment.

Externally, the property offers a driveway and garage, which is integral to the property, private rear garden with shrubs and hedges, decking area and artificial lawn, perfect for relaxation and entertaining.

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







- Welcoming entry vestibule and hallway with storage
- Spacious living room
- Large dining kitchen with contemporary design, breakfast bar, island hob, integrated appliances and direct garden access
- Utility room & WC
- Four double bedrooms and a versatile single bedroom
- Master bedroom and bedroom two with en suite and fitted wardrobes
- Family bathroom with separate shower cubicle
- Upper hallway with storage cupboards
- Good sized front and rear gardens

- Gas central heating and double glazing
- Integral garage and driveway

Included in the sale will be the integrated appliances and window blinds.

EPC Rating B

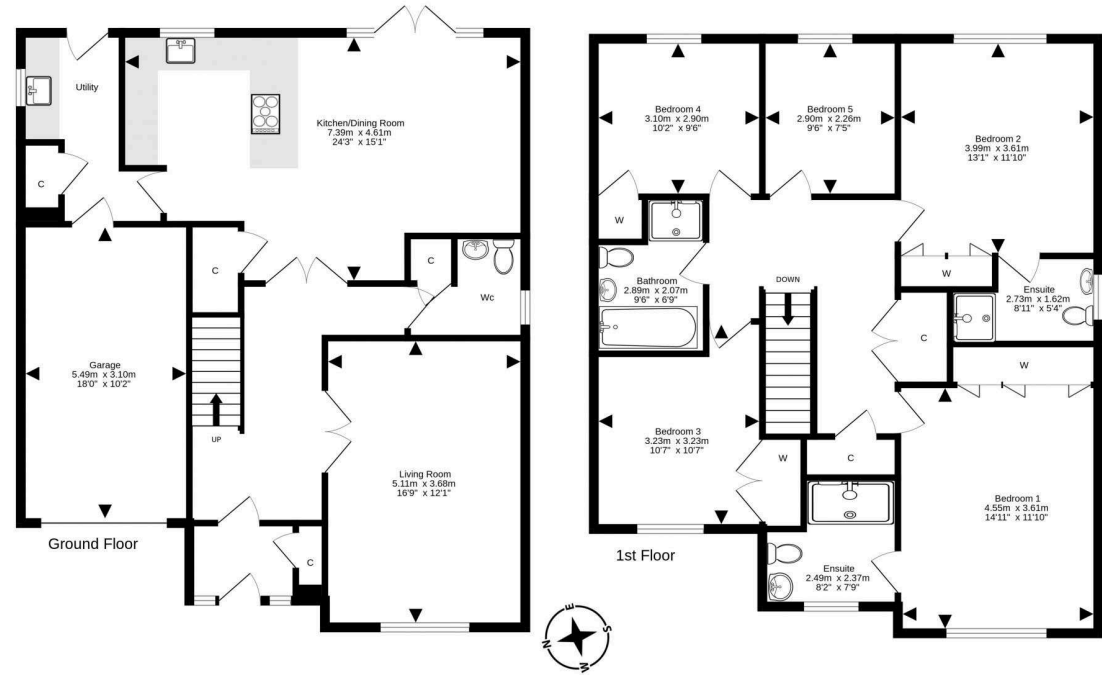


The subjects are located in the popular conservation village of Ratho, which has a pleasant semi-rural position to the north west of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community 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 ©2023

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