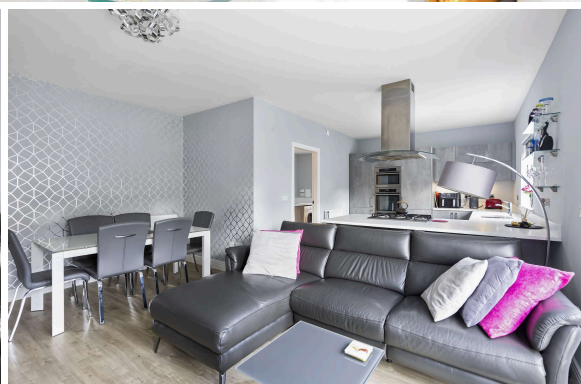




23 Kings View Crescent
RATHO | EH28 8AF


warners
solicitors & estate agents





23 Kings View Crescent

RATHO | EH28 8AF

Beautifully presented five-bedroom detached home with high spec interior and well landscaped gardens, forming part of a prestigious development, located in Ratho a very popular and convenient village which has a pleasant semi-rural position to the north west of Edinburgh.

This property occupies a pleasant situation on a well-tended modern development and comes with a well maintained front and back gardens and with off street parking and a double garage. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. The open plan living at the back of the property has patio doors which ensure an abundance of natural light and access to the garden. The beautifully appointed kitchen currently comprises a 5 ring gas hob, double oven and fan, fridge/freezer and dishwasher. There is also a WC and utility room with a washing machine and tumble dryer, a spacious living room and a further ground floor reception room which could also be used as an extra bedroom also with patio doors. Upstairs there are five bedrooms, all with built-in storage and two having en-suite bathrooms including the master bedroom. Completing the accommodation is the spacious and stylish family bathroom with a walk in shower, separate bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, an attic, extremely attractive landscaped gardens at the front and rear which includes a stylish hot tub on the decking. Double garage and driveway at the front of the property.

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





- Entrance Hall
- Spacious Open plan dining kitchen with patio doors
- Large Utility and Double garage
- 5 Double Bedrooms, 2 with en-suites
- Two further Versatile reception rooms
- Well landscaped front and rear gardens
- Gas central heating
- Double glazing
- Utility room
- Downstairs WC
- Stylish Hot tub

dryer and all blinds. Hot tub can be included and is up for negotiation.

EPC B

Council tax G

Factoring fee: James Gibb approx £350 yearly

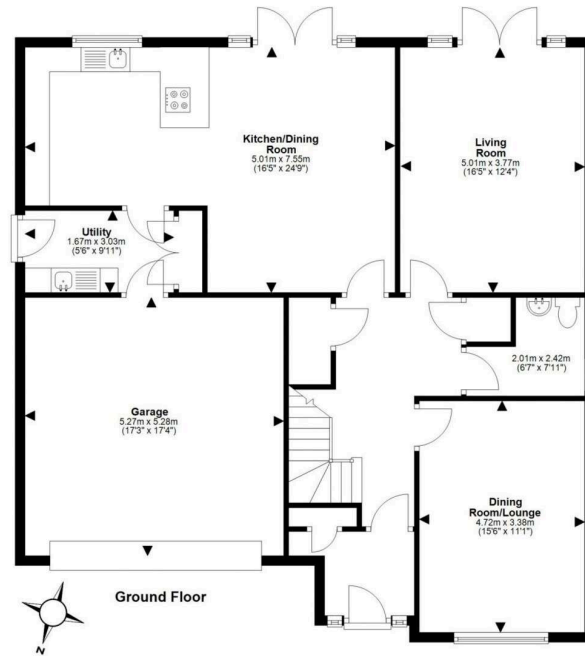
EXTRAS: Integrated Fridge and Dishwasher, washing machine, Tumble



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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

