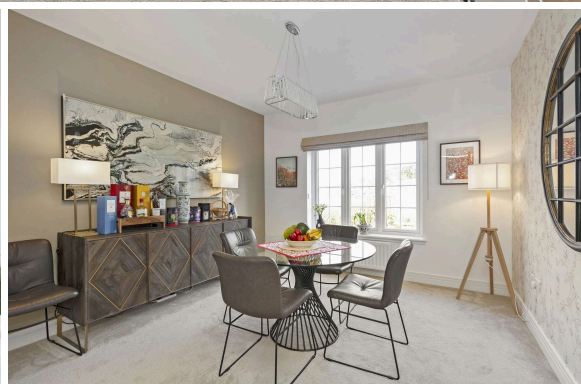




49 Kings View Crescent
RATHO | NEWBRIDGE | EH28 8AF


warners
solicitors & estate agents





49 Kings View Crescent

RATHO | NEWBRIDGE | EH28 8AF

Stunning six-bedroom detached home set over three floors in a semi-rural location with envious views over to the Surf Resort and beyond to Fife. This fabulous family home is finished to a high specification internally and externally with beautifully landscaped gardens, forming part of a prestigious development, located in the village of Ratho to the north west of Edinburgh. The property offers stylish and well planned interiors with many bespoke features. The welcoming hallway offers storage and a wc. The bright living room is a generous space to the front of the property and there is a separate dining room to the rear. The beautifully appointed dining kitchen is fitted with floor and wall units and integrated appliances and has patio doors to the rear garden ensuring an abundance of natural light. On the first floor is the principal bedroom with integrated storage and en-suite bathroom with separate shower cubicle, a further four bedrooms and a study, three with built-in storage and one with en-suite shower room. A bathroom with bath and separate shower cubicle completes this floor. On the upper level, two bedrooms and a shower room accessed from the hall and one of the bedrooms, completes the accommodation. Further benefits on offer include gas central heating, double glazing, extremely attractive enclosed gardens to the rear and garden, double garage and driveway to the front.

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





- Stunning detached villa
- Fabulous views to the Surf Centre and beyond
- Front facing living room
- Dining room to the rear
- Fitted dining kitchen with doors to the enclosed rear garden
- Utility room
- Entrance hallway with storage and wc
- Principal bedroom with en-suite bathroom with separate shower cubicle
- Further five bedrooms, two with en-suite facilities
- Family bathroom
- Gas central heating
- Double glazing

- Enclosed rear landscaped gardens
- Front garden
- Double driveway
- Garage

EPC Rating B

Council Tax Band H

Factor Fees : James Gibb : Approximately £300 per annum.

Extras include : Curtains, blinds, lamp shades for ceiling lights, carpets, bespoke media unit, washing machine, dishwasher, kitchen fridge/freezer and microwave.

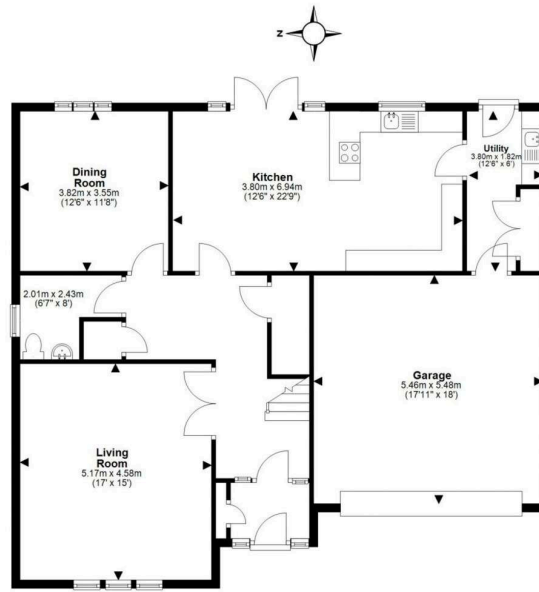
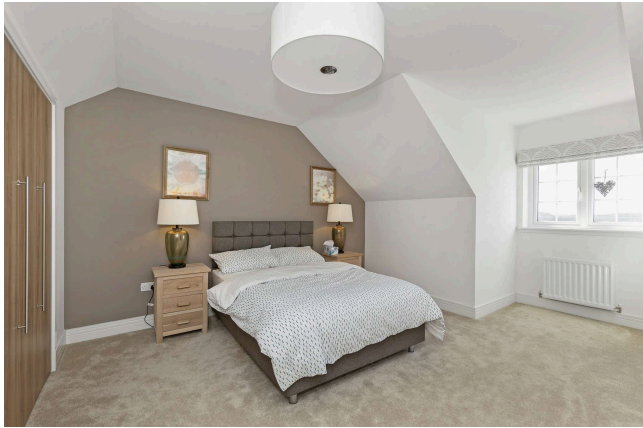
Other items of furniture may be available by separate negotiation.



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.





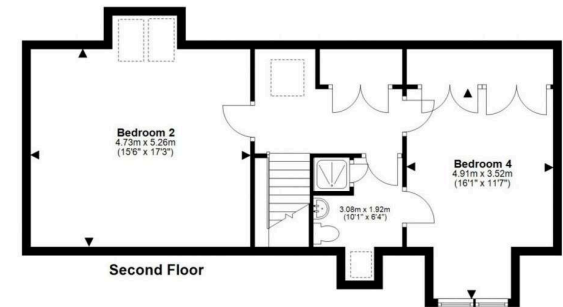


Ground Floor

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



First Floor



Second Floor