



40 Main Street, Ratho, EH28 8RB

Description

Fernbank is an immaculately presented, charming C listed Victorian cottage which has been extended and reconfigured to offer a generous family home in excellent order. It boasts many period features including bay windows, fireplaces, decorative cornicing and panelled doors. It has been tastefully restored to a high standard inside and out with excellent attention to detail. The rear garden has been landscaped and it has a fabulous cobbled driveway to the side and has a garage, which has been lined so that it can be used as a home office or gym. It has a mixture of original sash and case and double glazed sash and case windows.

The accommodation comprises:

- Vestibule and entrance hall
- Spacious open plan kitchen / living / dining room fitted with beech wood flooring, a range of modern units with laminate worktops including a breakfast bar and appliances including an induction hob, electric fan oven, combination oven, fridge freezer, dishwasher. It also has a wood burner and storage cupboard beneath the stairs.
- Bay windowed bedroom with ethernet port for wired internet, wood burner and ornate egg and dart cornicing
- Utility area with washing machine and dryer
- Luxurious downstairs bathroom which is partially tiled and fitted with a WC, bath, separate shower enclosure and wash basin and vanity unit
- Upstairs landing with storage cupboard
- Good sized double bedroom with dormer window to the front and Velux to the rear and storage within the eaves



VIEWING DETAILS

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- Third double bedroom with dormer window to the front and storage within the eave

Location

The property is located in the popular conservation village of Ratho which has a scenic rural position to the west of Edinburgh. There are local shops available within the village and more extensive shopping facilities at the Gyle and Hermiston Gait. It lies in the school catchment area for Ratho Primary school and Balerno High 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) and Lost Short Surf facility also lies within the village. There are frequent buses to Edinburgh and it is well placed for the city bypass and main motorway networks.

Outside and Gardens

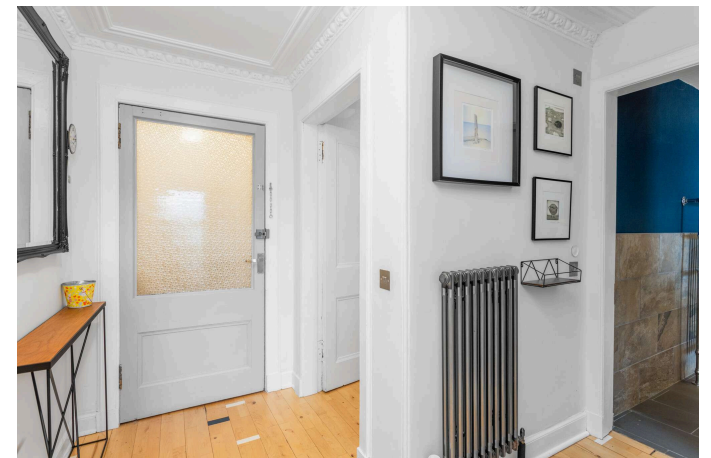
Front garden with pathway. There is a cobblestone driveway leading to the large single garage which has been lined with plasterboard to allow for use as a home gym / office. The rear garden is beautifully landscaped with lawn, patios and raised borders.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

Extras

The fixed floor coverings, light fittings, curtains, blinds and integrated kitchen appliances are included in the sale.

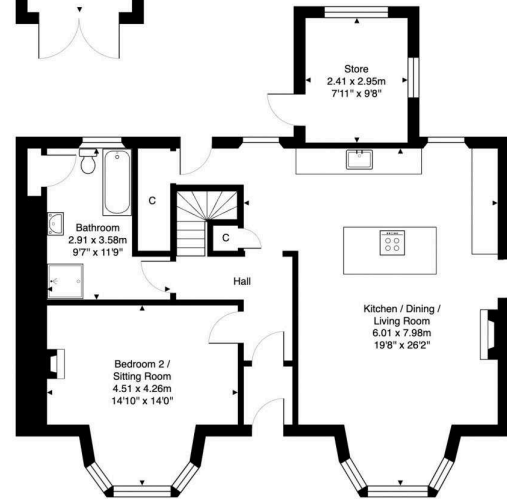
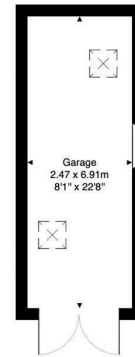
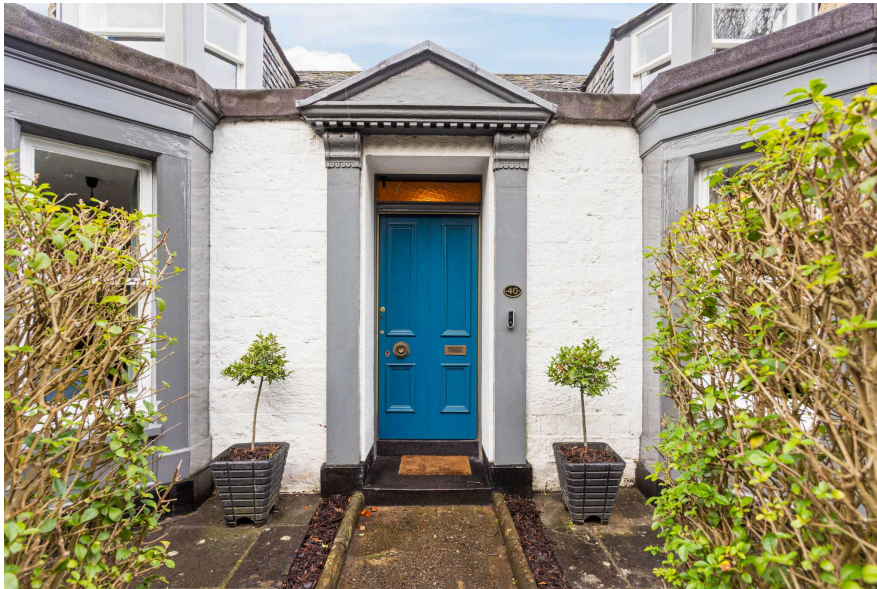




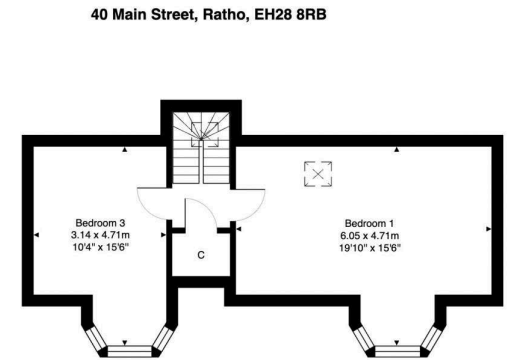








Ground Floor



First Floor

Total Area: 130.5 m² ... 1405 ft²
All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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