

COULTERS[©]

11 FREELANDS ROAD

RATHO, RATHO, EH28 8NP

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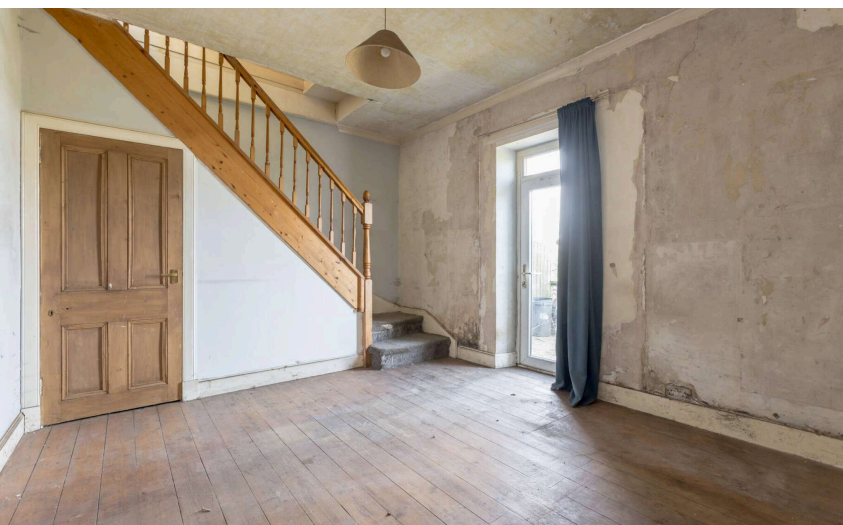


TAKE A LOOK INSIDE

Located within the peaceful village of Ratho, 11 Freelands Road is a one bedroom semi-detached cottage, now in need of complete renovation.

With a great location on the edge of the village, the property offers excellent potential for those looking to take on a project to create a delightful home.

A path leads to the front door flanked by a driveway and garden, planted with a fruiting plum tree.



Opening on to an entrance vestibule (with cupboard), this in turn opens onto the spacious and bright kitchen. Fitted with wall and base mounted units, there is also an open press cupboard and window seat. A bathroom (with bath, shower over, WC and wash hand basin) is also located at ground level.

The sitting room / dining room is to the rear, with a glazed door offering views to the rear and opens onto an elevated timber deck. There is a log burning stove and another open shelved press cupboard. Upstairs is a bright double bedroom with views of the nearby fields.

KEY FEATURES



Semi-detached cottage requiring renovation.



Bright double bedroom.



Private front and rear garden.



Driveway and unrestricted on street parking.



Situated on the edge of the charming village of Ratho.



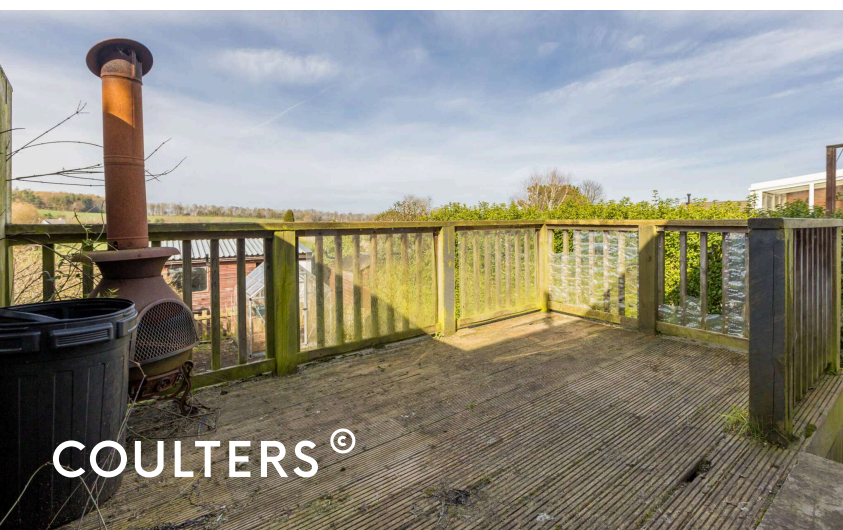
With attractive open views of the surrounding fields.

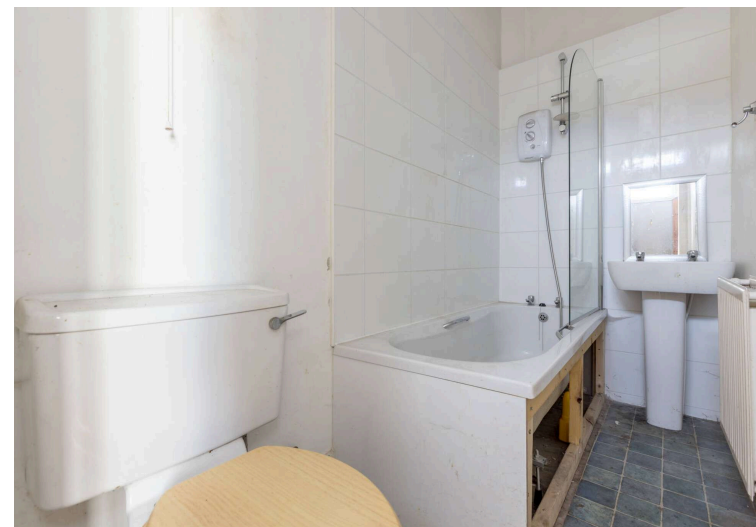


EPC Rating - D



Council Tax Band - C





Heating and hot water is provided by gas central heating and there is partial double glazing.

From the timber deck, a set of steps lead down to the rear garden. The garden has been recently cleared to create a blank canvas for a garden enthusiast. A greenhouse is situated at the end of the garden.

EXTRAS

Due to the nature of the sale, the property is sold as seen and all items in the home will be included in the sale.



THE LOCAL AREA

Location Ratho is a lovely country village only 8 miles west of Edinburgh city centre making it extremely sought after with commuters and is beloved for its scenic setting and outdoor attractions.

The village has local amenities such as convenient stores, library, Water of Leith union canal and the popular Bridge Inn restaurant and pub. Local leisure facilities include the Edinburgh International Climbing Arena which offers climbing, soft play, gym and cafe facilities.

Ratho Park Golf Club and The Dalmahoy are close by for golf enthusiasts.

Regular and convenient bus services from nearby Glasgow Road offer stress-free travel to Edinburgh City Centre as well as heading west to Glasgow.

HOME REPORT VALUATION: £0



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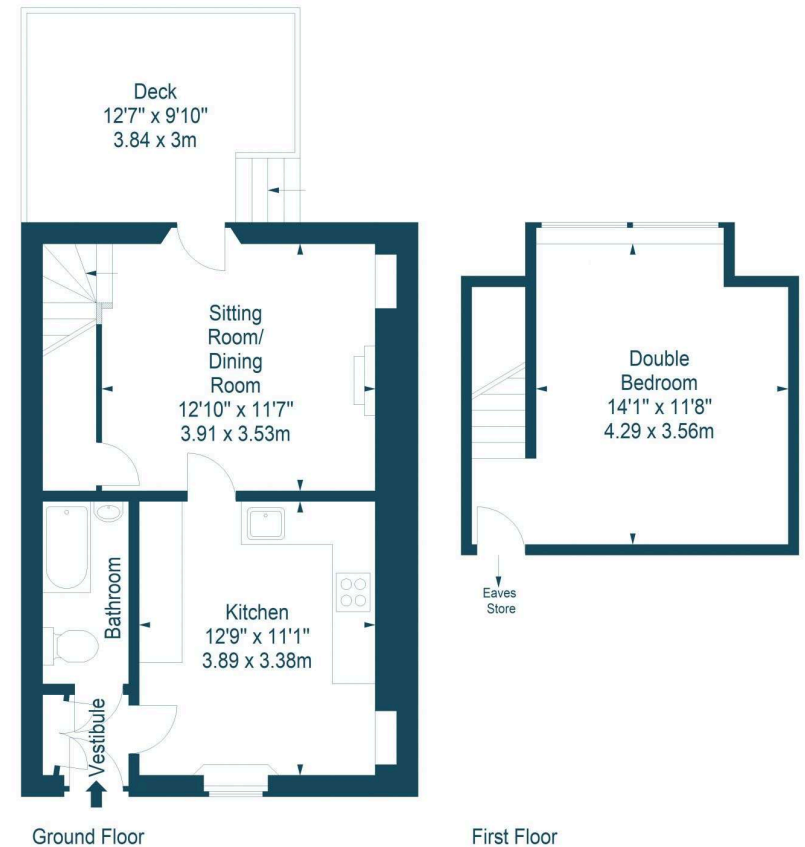


enquiries@coultersproperty.co.uk

Freelands Road, EH28 8NP



Approx. Gross Internal Area
589 Sq Ft - 54.72 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.