

COULTERS<sup>©</sup>

# 7 GREENSTONE LOAN

RATHO, EDINBURGH, EH28 8AG

 4 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Welcome to 7 Greenstone Loan – a beautifully presented four-bedroom family home in the peaceful village of Ratho, just a short drive from Edinburgh. Tucked away within a quiet development, this stylish Cala-built property offers a fantastic layout, generous living space, and a landscaped garden that's ready to enjoy.

## KEY FEATURES



Modern Cala detached home.



Four double bedrooms, one with an en-suite.



Generous rear garden with decking area.



Single garage and double driveway with electric car charger.



Well situated with easy access to the A8, M8, M9 and Airport.



Excellent local amenities nearby.



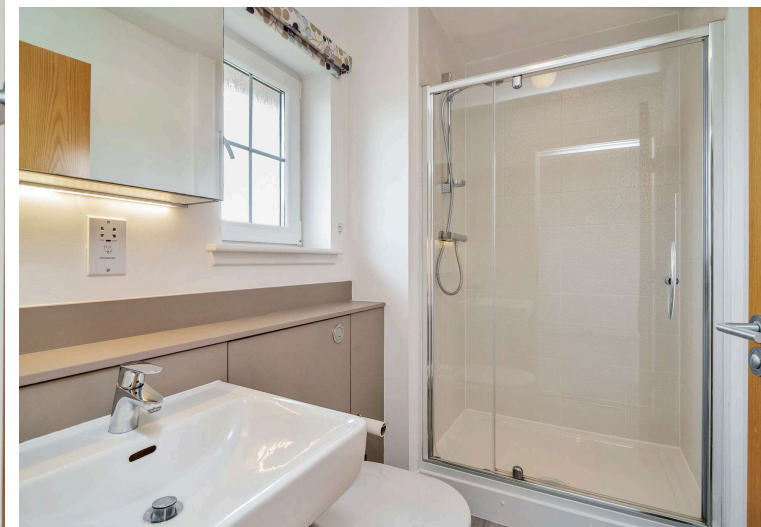
EPC Rating - B



Council Tax Band - G







The property features a broad driveway and an integrated garage, offering generous off-street parking, along with the added benefit of an electric vehicle charging point. Inside, the home immediately impresses with a sense of space and natural light. At the front of the house, the sitting room provides a bright and inviting setting, ideal for both quiet evenings and relaxed entertaining. To the rear, a generously sized open-plan kitchen and dining area forms the heart of the home.

This modern, thoughtfully designed space includes sleek integrated appliances and room for everyday dining, while French doors open directly onto the garden, extending the living space outdoors. A separate utility room, conveniently located just off the kitchen, offers additional functionality and storage







## MORE INFORMATION

The rear garden itself is landscaped with a combination of patio, decking and lawn creating an ideal setting for outdoor dining, family time, or simply enjoying a peaceful moment in the sun.

Upstairs, you'll find four generous double bedrooms, including a spacious principal bedroom with a modern en suite. A sleek family bathroom serves the remaining bedrooms, and all the rooms offer good storage and a fresh, contemporary finish. The property further benefits from generous attic space accessed from the first floor.















## 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 café facilities. The recently opened Lost Shore Surf Resort is also nearby, along with Ratho Park Golf Club and The Dalmahoy 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.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

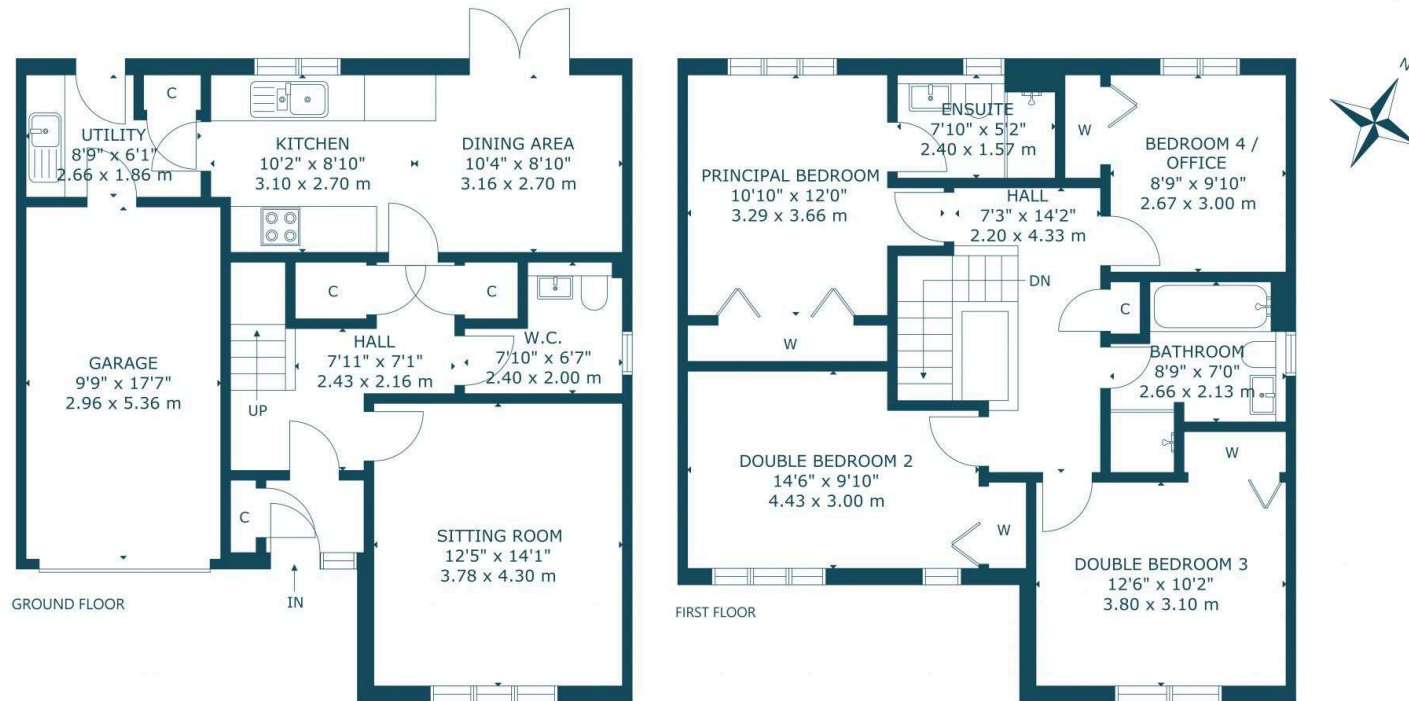
The development is factored by James Gibb at a cost of approximately £119 a quarter.



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**HOME REPORT VALUATION: £475,000**





7 GREENSTONE LOAN, RATHO, NEWBRIDGE, EH28 8AG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,420 SQ FT / 132 SQ M  
 GARAGE 171 SQ FT / 16 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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.