



# 35 East Croft

Ratho, Newbridge, EH28 8PD



VMH ESTATE AGENTS



## Extended detached family home in Ratho with gardens, integral garage and driveway

- Entrance porch
- Sitting room
- Open plan kitchen/dining/family room
- Utility room & downstairs WC
- 3 double bedrooms - 1 with en-suite
- Bedroom 4/study
- Family bathroom
- Integral garage & driveway
- Front & rear gardens
- Gas central heating & double glazing



Fixed Price:

**£415,000**



Further information can be found in the home report.

## About the Property

This extended four bedroom, detached family home is situated in the sought-after village of Ratho and offers spacious, flexible accommodation ideal for modern family living.

The property features bright and well-proportioned rooms throughout, complemented by front and rear gardens providing excellent outdoor space for both relaxation and entertaining. An integral garage and driveway offer convenient off-street parking.

Enjoying a peaceful residential setting, the home is well placed for local amenities, schools, and excellent transport links to Edinburgh and beyond.

## Extras

To include all fitted carpets, floor coverings, curtains, curtain poles & blinds in addition to the white goods within the kitchen & utility room - double oven, hob, extractor hood, cooker hood, fridge/freezer, washing machine & dishwasher.





“

front and rear gardens  
providing excellent  
outdoor space for both  
relaxation and  
entertaining

”



## 📍 Location

The delightful village of Ratho is within easy reach of Edinburgh as well as within commuting distance of Glasgow.

There are several shops in the village to cater for everyday requirements in addition to the excellent Bridge Inn which overlooks the canal.

Leisure pursuits include golf courses at Ratho Park and the Dalmahoy Country Club. Further facilities can be found at the nearby Ratho Climbing Centre and Lost Shore Surf Resort.

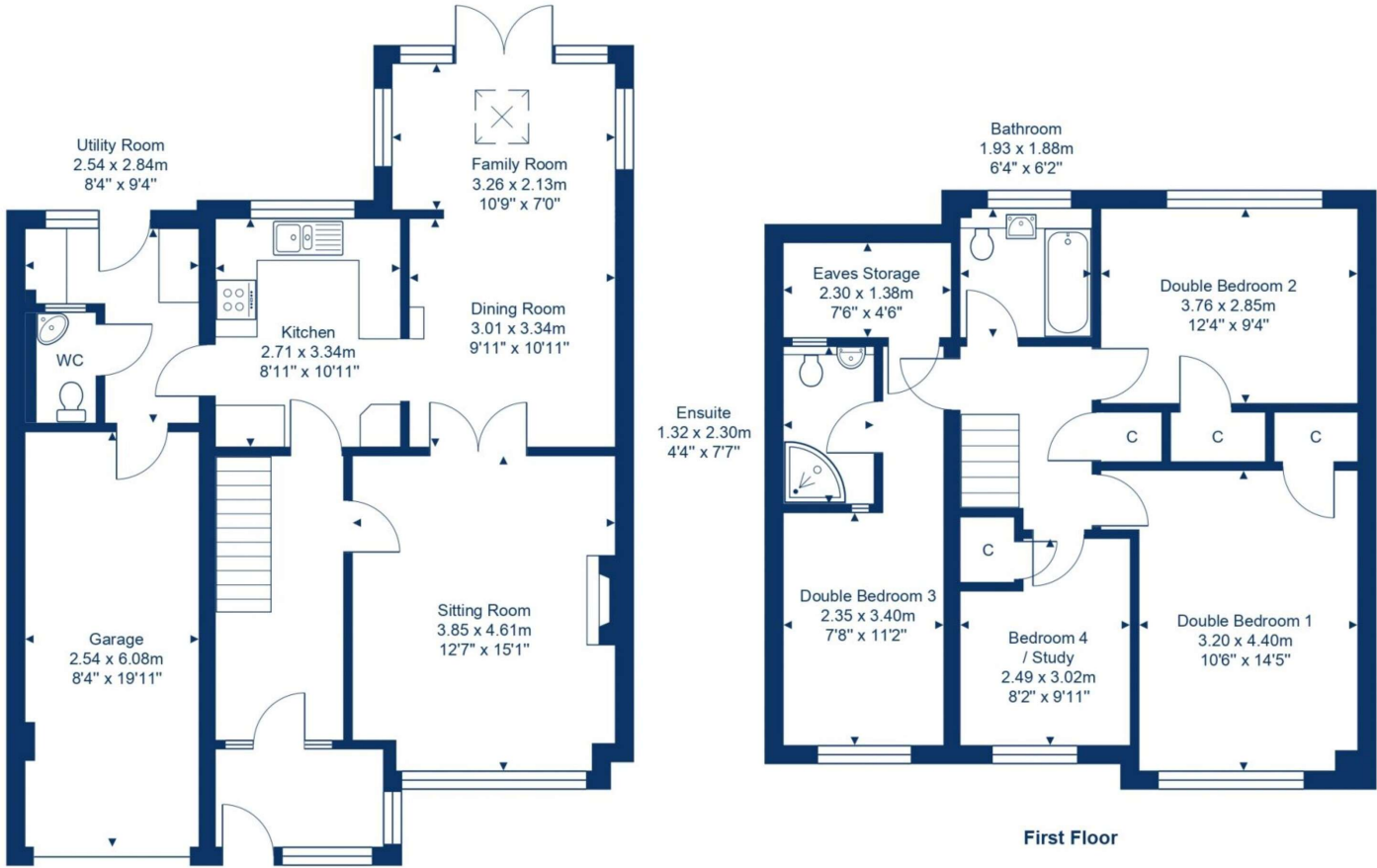
Surrounded as it is by open countryside, the area lends itself to restful country walks and cycle rides, particularly along the Union Canal which can be accessed close by.

The City Bypass and main motorway networks are also within easy reach making it an ideal location for commuters.



# Floor Plan

35 East Croft, Ratho, Newbridge, Midlothian, EH28 8PD



Ground Floor

First Floor



Total Area: 127.5 m<sup>2</sup> ... 1372 ft<sup>2</sup> (excluding eaves storage & garage)

All measurements are approximate and for display purposes only.



VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

---

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.