



Solicitors & Estate Agents



Fixed Price

£535,000

34 Freelands Road

Ratho | Edinburgh | EH28 8NP

This stunning, generously proportioned detached CALA home with secluded private garden, driveway and garage, is pleasantly situated within a quiet established modern development and offers fantastic family accommodation. The beautiful home is presented to the market in true move-in condition and is perfectly placed to enjoy local amenities and excellent transport links.

-  5 Bedrooms
-  3 Reception rooms including conservatory
-  3 Bathrooms
- Utility room
-  Garage and driveway
-  Private gardens
-  EPC rating – B
-  Council tax band - G



Description

The attractive accommodation in brief comprises; entrance vestibule leading to welcoming entrance hallway with useful downstairs WC/built-in storage, spacious and bright reception room with electric fireplace, stunning contemporary fitted kitchen with breakfast bar and integrated appliances, open plan to dining/family area, useful utility room with storage space and access to the single garage and door to side, light and airy conservatory with French doors to rear garden, well proportioned principal bedroom with fitted wardrobes and modern en-suite shower room, second double bedroom with fitted wardrobes and further en-suite shower room, three further good sized bedrooms and stylish family bathroom with bath and separate shower enclosure. Further benefits include gas central heating, double glazing and excellent storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

Gardens, Driveway & Garage

A real feature of this property is the beautifully maintained secluded private garden to the rear which offers a high degree of privacy to enjoy outside dining/relaxing. A further section of private garden can be found to the front together with driveway providing off-street parking and access to the single garage.

Factoring

The communal garden grounds around the development are maintained by Trinity Factors at a cost of approximately £30 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located within the popular village of Ratho, located approximately eight miles west of Edinburgh city centre. The village benefits from local shops, a post office, library, canal marina and The Bridge Inn hotel and restaurant. Further specialised shopping can be found at the Gyle Shopping Centre and Hermiston Gait Retail Park which are a short drive from the property. Leisure facilities are available close by which include the magnificent Jupiter Artland, Edinburgh International Climbing Arena, Lost Shore Surfing Resort and Ratho Park Golf Club. There is a primary school in the village with Balerno High School providing secondary education. The property is ideally placed providing easy access to the M8/M9 motorway networks and Edinburgh International Airport. There is a regular public transport service which passes through the village travelling to the Gyle Shopping Centre and Hermiston Gait.





Approx. Gross Internal Floor Area 175 Sq M / 1882 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

