



4 Canalside, Ratho, EH28 8JS

KILGOUR
PROPERTY





1 

3 

2 

B 
EPC BAND

G 
COUNCIL TAX BAND

Lounge	17'4 x 16'8	5.28 x 5.08m
Kitchen/Dining Room	14'8 x 13'7	4.47 x 4.14m
Bedroom 1	14'9 x 14'7	4.50 x 4.44m
En Suite	8'5 x 4'8	2.57 x 1.42m
Bedroom 2	14'7 x 13'2	4.45 x 4.01m
Bedroom 3	13'2 x 12'0	4.01 x 3.66m
Family Bathroom	10'8 x 6'11	3.25 x 2.10m



- Spacious Lounge
- Modern Kitchen/Dining Area
- Family Bathroom
- 3 Bedrooms (Master En Suite) with Balcony Off
- Open Views Across The Marina
- Gas Central Heating
- Double Glazing
- Private Gardens With Elevated Decking Area
- Driveway
- Council Tax – Band G
- EPC – Band B



Viewing by appointment through selling agent on 0131 273 5233

Description

4 Canalside is a stylish and beautifully presented mid terrace home, part of an exclusive CALA Canalside development in the popular village of Ratho.

This stunning property is presented to the market in fantastic order throughout and will appeal to a number of buyers due to its unique location and outlook over the Ratho Marina.

The property benefits from gas central heating and is double glazed.

Externally there are private gardens to the front and rear as well as a balcony over looking the Marina. Lastly a private driveway offers secure off street parking.

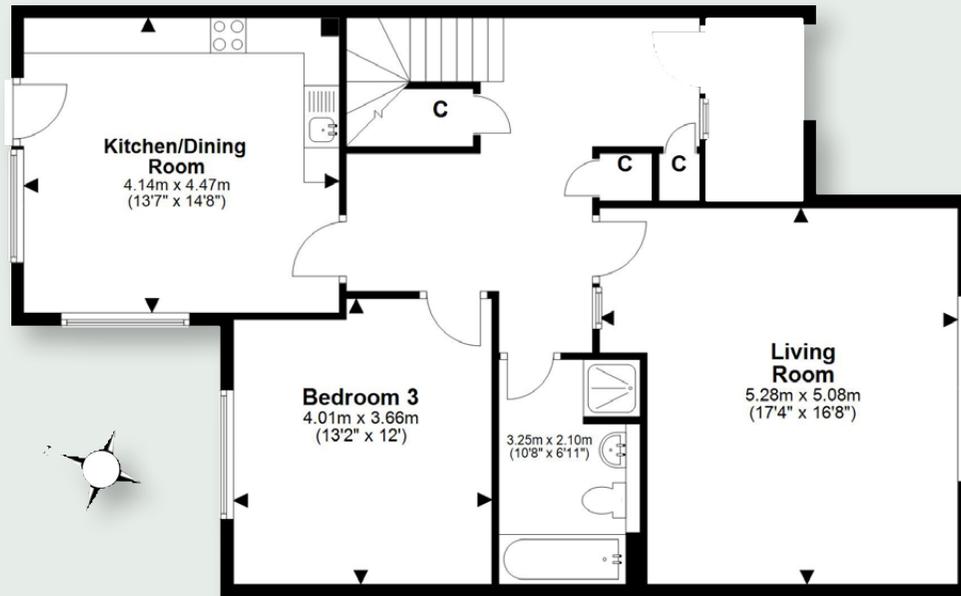
Location

Set to the west of Edinburgh, Ratho is perfectly located to offer a life of semi-rural luxury. The property is on the doorstep and over looks the Marina of the picturesque Union Canal which provides mile after mile of cycling routes and walks, beautiful country park land with a number of outdoor adventures are also close at hand. Local amenities include the award-winning Bridge Inn bar and restaurant in the heart of Ratho, Lost Shore Surf Park and Edinburgh International Climbing Arena on the outskirts of the village. The largest climbing facility in Europe, it features a 150m aerial assault course. Perfect for families, this thriving community benefits from high performing local schools such as Ratho Primary School and Balerno High School. For those who require easy access to the city the property is close to the Newbridge roundabout, there is easy access to the M8, M9 and the A720 City Bypass as well as only being a short drive to Edinburgh Airport. Additionally, the Park and Ride at Ingliston is just minutes away and provides frequent shuttle service into the city centre, and other locations throughout Edinburgh.

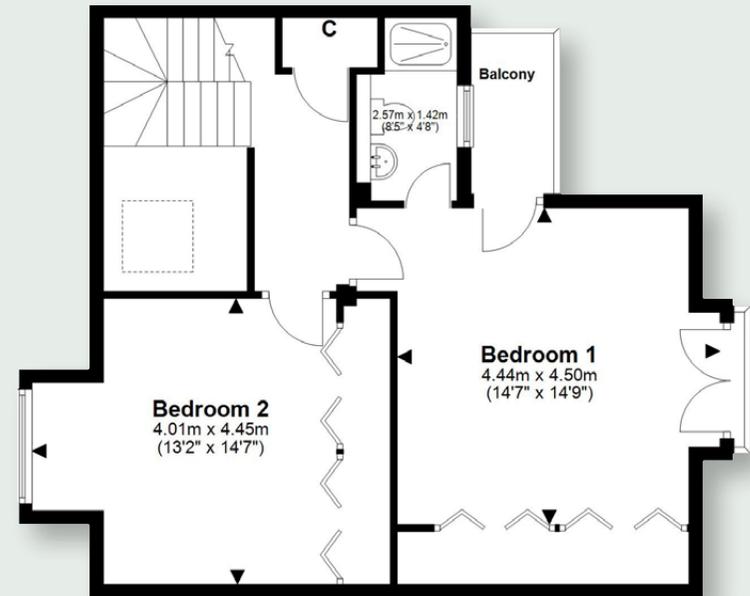








Ground Floor



First Floor







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