









Fixed Price

**£475,000**

## 126 Glasgow Road

Ratho Station | Edinburgh | EH28 8PR

An exceptional detached home which has been comprehensively renovated and extended to provide a spacious and flexible home offering the ideal setting for both family life and entertaining. Ideally placed for the commuter, the property offers easy access to the bypass, central motorway network and Edinburgh International Airport.

-  4 or 5 Bedrooms
-  2 Reception rooms
-  2 Bathrooms
-  Large south facing garden
-  Garage and Driveway with EV charge point
-  EPC rating – C
-  Council tax band - E



## Description

Having undergone an extensive renovation in recent years this stunning property is offered for sale in true move-in condition. The front door opens to a bright and welcoming central hallway which is flooded with natural light from the glazed door through to the garden to the rear and has stylish engineered oak flooring which continues through the ground floor. The bay windowed reception room to the front blends contemporary style and period charm and offers the ideal space to relax after a busy day. Across the hallway, a second bay windowed reception room provides the ideal setting for entertaining, in use as a formal dining room, but could easily be a fifth double bedroom if desired. The impressive kitchen/breakfast room is to the rear and has a central peninsula perfect for casual dining. The kitchen is fitted with an extensive range of quality units and integrated appliances including an induction hob and extractor, double oven, combi oven/microwave, dishwasher, fridge freezer and washing machine. There is a door to the garden. Peacefully located overlooking the garden, the principal bedroom features built-in wardrobes and a luxurious en-suite with twin sinks, concealed cistern WC, walk-in shower and bath. The second double bedroom and a beautifully appointed shower room with spa shower completes the ground floor. Stairs from the hallway with under-stair storage lead to the first floor where there are two further double bedrooms, both with built-in wardrobes and access to further storage in to the eaves. Benefits on offer include full modern double glazing and gas central heating.



## Extras

The integrated kitchen appliances, window blinds, light fittings, fitted carpets and flooring are all to be included in the sale.

## Garage, Gardens and Driveway

A particular benefit of this property is the generous south facing garden to the rear which is predominantly laid to lawn with patio area ideal for al fresco dining. The garden is fully enclosed with gates to both sides and offers a safe space for children or pets to play. An area of front garden with lawn, mature hedge and central pathway leading to the front door sets the house back from the street. To the side, an extensive pebble chipped and paved driveway provides off street parking with EV charge point and leads to the single garage. The detached single garage has an up and over door.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

commuter links to the central motorway network, Edinburgh International Airport and the City Bypass. Local shops provide for day to day needs with a wide choice of supermarkets and shopping centres available a short drive away including The Gyle and Hermiston Gait. A wide choice of recreational facilities can be found nearby including the International Climbing Centre, David Lloyd Leisure Centre and delightful walks along the Union Canal. Excellent bus services provide swift access to the city centre and surrounding areas and the house is the catchment area of well-regarded schooling from nursery to secondary level including Craigmount High School.





Approx. Gross Internal Floor Area 145 Sq M / 1557 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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