



91 Hillview Cottages

Ratho, EH28 8RG



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76sqm

EPC

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AS Anderson
Strathern

91 Hillview Cottages

Ratho, EH28 8RG

Property features

The property is a well proportioned bungalow offering comfortable and flexible accommodation arranged across a single level, well suited to a variety of living arrangements. The layout is practical and well balanced, allowing easy day to day living.

A bright and generously sized living room provides an excellent main reception space and benefits from a favourable south to south-west facing aspect, allowing good levels of natural light throughout the day. The kitchen is fitted with a range of wall and base units and offers ample space for everyday use, with a functional layout that works well for both cooking and storage.

There are three well proportioned bedrooms, two of which are particularly spacious. The third bedroom offers flexibility and could be used as a home office, dining room, or occasional bedroom, depending on individual requirements. The bathroom is fitted with a three piece suite, including a bath with shower over.

Externally, the property enjoys private front and rear garden ground. The rear garden provides space for outdoor seating and leisure use, while the front garden creates a pleasant approach to the property.

- Three bedroom bungalow
- South-west facing living room
- Built in storage
- Double glazing
- Gas central heating
- Private front and rear garden
- Excellent views



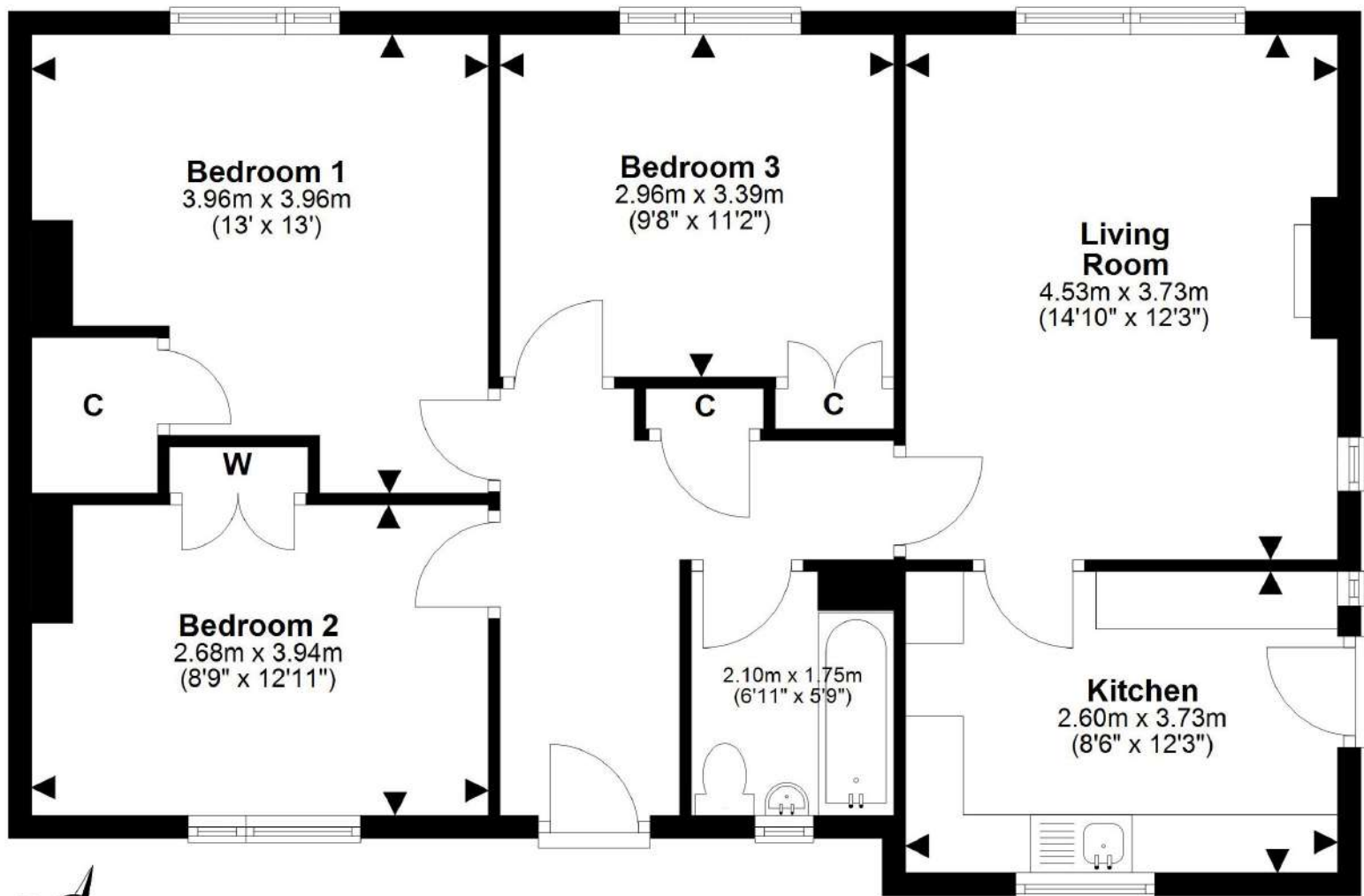




Location

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





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

The property is strictly sold as seen.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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